

**CITY OF NEWPORT BEACH
PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE**

**THURSDAY, JUNE 6, 2013
REGULAR MEETING – 6:30 p.m.**

**MICHAEL TOERGE
Chair**

**BRADLEY HILLGREN
Vice Chair**

**FRED AMERI
Secretary**

**TIM BROWN
KORY KRAMER
JAY MYERS
LARRY TUCKER**

Planning Commissioners are citizens of Newport Beach who volunteer to serve on the Planning Commission. They were appointed by the City Council by majority vote for 4-year terms. At the table in front are City staff members who are here to advise the Commission during the meeting. They are:

KIMBERLY BRANDT, Community Development Director

**BRENDA WISNESKI, Deputy Community
Development Director**

LEONIE MULVIHILL, Assistant City Attorney

TONY BRINE, City Traffic Engineer

MARLENE BURNS, Administrative Assistant

NOTICE TO THE PUBLIC

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. The agendas, minutes, and staff reports are available on the City's web site at: <http://www.newportbeachca.gov> and for public inspection in the Community Development Department, Planning Division located at 3300 Newport Boulevard, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person. All testimony given before the Planning Commission is recorded.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Leilani Brown, City Clerk, at least 72 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or lbrown@newportbeachca.gov).

APPEAL PERIOD: Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan and Zoning Amendments are automatically forwarded to the City Council for final action.

**NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JUNE 6, 2013
REGULAR MEETING – 6:30 p.m.**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

V. REQUEST FOR CONTINUANCES

VI. CONSENT ITEMS

ITEM NO. 1 MINUTES OF MAY 9, 2013

Recommended Action: Approve and file

VII. NEW BUSINESS

**ITEM NO. 2 REVIEW OF PRELIMINARY FISCAL YEAR 2013-2014 CAPITAL IMPROVEMENT PROGRAM (PA2007-131)
Site Location: Citywide**

Summary:

Review of the City's Capital Improvement Program (CIP) by the Planning Commission is required by State Statute. The purpose of the review is to determine consistency with the General Plan.

CEQA Compliance:

Determination of General Plan conformity is not considered a "project" as defined by the California Environmental Quality Act (CEQA) in that this action has no potential to result in a direct or indirect physical change to the environment and subsequent environmental review of each project will be conducted at the appropriate time in accordance with CEQA.

Recommended Action:

1. Conduct a review of the Preliminary Fiscal Year 2013-2014 Capital Improvement Program; and
2. Determine that the CIP projects are consistent with the policies of the General Plan and direct staff to report this finding to the City Council.

**ITEM NO. 3 DISCUSSION OF RESIDENTIAL LOT MERGER CODE AMENDMENT (PA2012-102)
Site Location: Residential Zoning Districts City-wide**

Summary:

Discussion of an amendment to Section 19.68.030.H of the Subdivision Code (Title 19) to revised required findings for lot mergers and an amendment to Table 2-2 and Table 2-3 of Section 20.18.030 of the Zoning Code (Title 20) that would modify residential development standards to increase required minimum side setbacks on newly created residential lots.

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 4 MOTION FOR RECONSIDERATION

ITEM NO. 5 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

**ITEM NO. 6 ANNOUNCEMENTS ON MATTERS THAT THE PLANNING COMMISSION MEMBERS
WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION, OR
REPORT**

ITEM NO. 7 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT

Comments on June 6, 2013 Planning Commission Agenda

Comments by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229). ~~strikeout~~ underline format is used to suggest changes to the passages quoted in *italics*

Agenda Notice

1. Under "NOTICE TO THE PUBLIC" there are several minor errors which the Commission may wish to correct in future agendas:
 - a. Paragraph 1:
 - i. "Regular meetings of the Planning Commission are held on the Thursdays preceding the second and fourth Tuesdays of each month"
 - ii. "for public inspection in the Community Development Department, Planning Division located at ~~3300-Newport-Boulevard~~ 100 Civic Center Drive"
 - b. Paragraph 2: "not on the agenda but ~~are~~ within the subject matter jurisdiction of the Commission."
 - c. Paragraph 3: "Please contact Leilani Brown, City Clerk, at least 72 hours prior to the meeting to inform us of your particular needs...": Since the agenda is usually released well in advance of the 72 hour limit this may not be an issue, but if it were not, it would be difficult to comply with the request to submit ADA requests *more than* 72 hours before the meeting, as that time might have passed before the agenda had been seen. And, is Leilani Brown the correct contact person for PC meetings?
2. Item No. 3 Summary: "Discussion of an amendment to ~~the~~ Section 19.68.030.H of the Subdivision Code (Title 19) to ~~revised~~ revise required findings for lot mergers and an amendment to Table 2-2 and Table 2-3 of Section 20.18.030 of the Zoning Code (Title 20) that would modify residential development standards to increase required minimum side setbacks for newly created residential lots."

Item No. 1 Minutes of May 9, 2012

General comments:

1. As mentioned in public comment at the May 9 meeting, it is good that staff is posting and archiving [audio minutes](#), because the content of the written minutes, including this set, is frequently phrased or expressed in a way that, although probably intended to be thorough, makes it very difficult, at least for me, to understand the substance of what was said.
2. In that regard, I continue to think it would be helpful to include audio timing marks in the written minutes so the relevant passage can be easily located.

Page 2, line 2 from end: "Chair Toerge felt ~~that the~~ issue of setback and how it might grow and expand has not been addressed satisfactorily."

Page 2, line 4: "He recommended limiting the floor-area-ratio, increasing setbacks on a ~~scale-basis~~ scaled basis up to five (5) feet and clearing the ambiguity."

- This is an example of how the intent of the remarks is often difficult to decipher from the written minutes. Chair Toerge (at 53m:53s in the audio recording) did *not* recommend staff "clear the ambiguity" as a separate task. Instead, he expressed his opinion that if the setback for merged lots was scaled to 10% of the resulting lot width, up to a maximum result

of 5 feet, but not less than the existing minimum setback for the neighborhood, then that rule would “clear the ambiguity” and the same rule could be applied throughout the City. One would really *not* be able to understand this from the written minutes alone.

Item No. 2 Review of Preliminary Fiscal Year 2013-2014 Capital Improvement Program (PA2007-131)

Since Measure EE (November, 2012; effective January 9, 2013) stripped the Planning Commission of its original citizen-imposed duty to “*Make recommendations to the City Council concerning proposed public works and for the clearance and rebuilding of blighted or substandard areas within the City,*” the Commission’s review, unless instructed otherwise by the City Council, now appears to be restricted to the rather mundane task of finding the projects consistent with the General Plan.

Item No. 3 Residential Lot Merger Code Amendment (PA2012-102)

1. Page 2: In the example:
 - a. I believe that in line 3 of the proposed Finding 5, the word “*not*” was intended to be deleted. The existing language contains a double negative (“***will not*** create an ... ***that is not*** compatible”). The intent seems to require a “positive” finding: “***will result in... that is*** compatible.”
 - b. In the proposed Guidance 5.c, if “*vicinity*” is being used to mean “*neighborhood*,” why not say “*neighborhood*”?
 - c. In the explanation of the intended difference between “*adjoining*” and “*adjacent*,” what does the expression “*having district boundaries ... in common*” mean? I can find no explanation of “***district boundaries***” in the Zoning Code, other than “***Zoning district boundaries***,” which does not seem to be the intent, for I can easily imagine lots along the same Zoning District boundary that are not at all close to one another.
2. Page 3: The examples seem contrary to the scaling proposal suggested by Chair Toerge at the previous meeting (see comment on Draft Minutes, above), which I think was that a 10% rule be applied to merged lots *less* than 50 feet wide (since the maximum result was to be 5 feet), rather than to lots *more* than 50 feet wide. Is there a limit to how large the calculated (and required) setback could be under these proposed rules?
3. Page 5: I don’t think I understand the discussion provided under “*Minimizing Non-conformities*.” I understand that there might be two standards based on when and how a lot was created, but I don’t see how a newly merged lot could be non-conforming if the requirements are always more stringent than the existing ones. I also don’t understand how adoption of the proposed code changes would make any existing lots non-conforming, since it would apply only to lots created by mergers approved *after* the new rules became effective.
4. Page 6: The conclusion that “*Given [the] small number of applications, this topic could best be addressed on a case by case basis*” may be the correct one, but I don’t see how it solves the original problem which, in the specific case of the Ocean Boulevard lot merger, was the City Council’s frustration with the absence of anything in the Municipal Code giving them the authority to approve the merger subject to conditions, including conditions requiring increased setbacks.

Newport Beach Planning Commission Agenda Item 2 (6/6/13)

Additional comments by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229).

Item No. 2 Review of Preliminary Fiscal Year 2013-2014 Capital Improvement Program (PA2007-131).

As I understand the staff report, this item is being heard pursuant to California Government Code Section 65401, which is reproduced below.

Having attempted to read Section 65401, I have two concerns:

1. It appears to me that the list of proposed public works to be reviewed for conformity with the City's adopted general plan is supposed to include *all* proposed projects involving work within the City limits, not just those funded by the City. I do not believe the Planning Commission has before it such a full, coordinated list.
2. Although the staff report cites sections from the General Plan that each listed project is *consistent* with, that does not, to my mind, establish that the project could not be *inconsistent* with some other aspect of the General Plan, and therefore not in conformity with it.

I hope the Commission will ask that future CIP lists include projects proposed to be undertaken by *other agencies* (Caltrans, OCSD, CMSD, IRWD, and NMUSD are just a few that come to mind) and will carefully consider if each listed project, including those funded by the City, might be *inconsistent* with some provision of the General Plan *not* listed in the staff report. That would seem to me to be the task set forth by Section 65401.

California Government Code

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof. (*Amended by Stats. 1970, Ch. 1590.*)

CITY OF NEWPORT BEACH PLANNING COMMISSION MINUTES
Council Chambers – 100 Civic Center Drive
Thursday, May 9, 2013
REGULAR MEETING
6:30 p.m.

I. CALL TO ORDER - The meeting was called to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE – Commissioner Brown

III. ROLL CALL

PRESENT: Ameri, Brown, Hillgren, Toerge, and Tucker

ABSENT (EXCUSED): Kramer (arrived 7:36 p.m.) and Myers

Staff Present: Brenda Wisneski, Deputy Community Development Director; Leonie Mulvihill, Assistant City Attorney; Marlene Burns, Administrative Assistant; and Patrick Alford, Planning Manager

IV. PUBLIC COMMENTS

Chair Toerge invited those interested in addressing the Commission to do so at this time.

Jim Mosher commented on the Housing Element considered at the last Planning Commission meeting, noting that the Commission found several problems with the document and that Commissioner Tucker's motion at the time was to approve it, subject to everyone sending in written comments to staff to incorporate into the presentation to Council. He noted that references to the Government Code related to "Greenlight" restrictions are out of date and the language needs to be clarified. He reported that although the Commission found no substantive problems with the document, there were a number of details that needed correction/clarification.

There being no others wishing to address the Commission, Chair Toerge closed the Public Comments portion of the meeting.

V. REQUEST FOR CONTINUANCES - None

VI. CONSENT ITEMS

ITEM NO. 1 MINUTES OF APRIL 18, 2013

Chair Toerge noted that Mr. Mosher submitted written suggestions for changes to the minutes as well as Commissioner Tucker.

Interested parties were invited to address the Planning Commission on this item.

Jim Mosher noted additional corrections to the minutes. He stressed the importance of speaking clearly and ensuring that the microphone is on and suggested retaining speaker cards for the correct spelling of speakers' names and the timing marks within the minutes.

Motion made by Commissioner Tucker and seconded by Commissioner Brown and carried (5 – 2), to approve the minutes of April 18, 2013, as corrected.

AYES: Ameri, Brown, Hillgren, Toerge, and Tucker

NOES: None

ABSTENTIONS: None

ABSENT (EXCUSED): Kramer and Myers

VII. OTHER BUSINESS**ITEM NO. 2 RESIDENTIAL LOT MERGER CODE AMENDMENT - (PA2012-102)****Site Location: City of Newport Beach**

Planning Manager Patrick Alford provided a presentation addressing previous consideration by the Commission and Council, as well as direction by Council to return the item to the Planning Commission for further consideration. He reported that lot mergers decrease side setback areas and potentially increase the allowed floor area. He noted the number of lot merger applications submitted per year and addressed previous locations, types of lot mergers, clarification of "substandard" lots, nonconforming lots, the need to maintain the character of the community, the potential for unintended consequences, and increasing buildable square footage because of losing side setbacks. He presented examples of different lot mergers and floor area analyses based on typical lot sizes and buildable areas.

Mr. Alford presented a review of current standards and reported that General Plan policies do not necessarily apply to lot mergers, but rather, to residential development in general. He addressed related General Plan policies and applicable Zoning Code provisions as well as design criteria.

Mr. Alford addressed minimum and maximum lot sizes, ensuring that lots are consistent with surrounding areas and potential approaches in considering lot mergers. He presented options for the Commission to consider including applying standards to specific areas or city-wide.

Discussion followed regarding avoiding efforts to restrict lot mergers, the need to define "excessively large lots" as well as compatibility with surrounding developments, the possibility of exempting substandard lots, and establishing an incremental process up to a limit.

Chair Toerge suggested broadening the subjective language regarding the definition of excessively large lots and surrounding neighborhoods. He stated that there could potentially be a large lot merger that would be detrimental to a smaller adjacent lot.

Commissioner Tucker commented on eliminating setbacks resulting in larger floor and buildable areas, a previous lot merger action, considering scale and the need to define the surrounding pattern of development and excessively large lots. He indicated that it might be preferable to have the ambiguity that exists currently in order to maintain flexibility and stated that he is unsure as to whether there is an issue other than consideration of total floor area.

Chair Toerge indicated he does not think there is a need to re-write the ordinance, addressed the need to understand the Code and questioned if there is a way to add weight to the impacts to adjacent properties versus the entire neighborhood.

Discussion followed regarding Council being the policy-making body and challenges with ascertaining Council's position.

Commissioner Brown felt that the issue comes down to the view and not as much as the size of a house adding that the Commission does not have the purview to enforce private views and wondered if a problem is not being sought for a solution. He addressed the frequency of the issue and agreed with the need to maintain flexibility by not having a lot of regulation and by assessing applications on a one-by-one basis.

Vice Chair Hillgren stated that the overarching goals and policies drive the matter and addressed protections for the applicants and their development rights, neighboring properties and the neighborhood. He commented on varying opinions and stated the need for clear definition such as the nature of the community the City is trying to protect. He stressed the need to establish a relative norm within each defined area (neighborhood, community, etc.) and determine its nature before planning criteria can be set.

Chair Toerge felt that issue of setback and how it might grow and expand has not been addressed satisfactorily; commented on varying setbacks, depending on lot sizes and stated that is the direction he

would like to see the Commission give to staff. He suggested trying to clear the ambiguity and giving consideration to giving more weight to closer-in properties or defining the pattern of development. Chair Toerge did not believe that radical changes will be made to the ordinance that will render it a problem to any areas in the City. He recommended limiting the floor-area-ratio, increasing setbacks on a scale-basis up to five (5) feet and clearing the ambiguity.

Commissioner Ameri agreed with the Chair's direction regarding the setback and noted its importance. He commented on the difficulty of defining a community and felt that it is not needed.

Vice Chair Hillgren felt that there is a rhythm to a pattern of development and addressed cases where more than two lots are being merged and neighboring properties are being affected.

Chair Toerge agreed that it may be another issue that could be addressed. He encouraged staff to try to generate language to develop a better solution.

Commissioner Tucker reported on a conversation with Council Member Selich and his opinion regarding setbacks and allowing the applicant to decide on the configuration.

Chair Toerge commented on the possibility of a hybrid concept regarding setbacks.

Commissioner Ameri stated that he has never designed a subdivision with a sixty-foot lot and three-foot setbacks. He expressed concerns that the discussion will get into too much detail and commented on the need to leave it to the market in terms of a demand for certain configurations and cautioned against over-regulating.

Commissioner Brown reiterated the importance of maintaining flexibility.

Interested parties were invited to address the Planning Commission on this matter.

Jim Mosher commented on how the issue was returned to the Planning Commission. He stated that additional details can complicate things, addressed different types of lots in the City and felt that some ambiguity may be good.

There being no others wishing to address the Planning Commission, Chair Toerge closed public comments for this item.

Commissioner Kramer arrived at this juncture (7:36 p.m.).

Deputy Community Development Director Brenda Wisneski clarified direction relative to substandard lots and reported that the matter will return to the Planning Commission at its first meeting in June.

Discussion followed regarding scale, street-facing elevations, protecting property owners' development rights, considering four-sided architecture and impacts on adjacent properties, suggesting alternatives for Council to consider while providing further direction, dealing with mergers of three (3) or more lots and corner lots.

Ensuing discussion pertained to clarifying direction to staff including setting setback requirements as a percentage of the lot width, defining terms as discussed above, exempting substandard lots and considering instances of mergers of three (3) or more lots.

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 3 MOTION FOR RECONSIDERATION - None

ITEM NO. 4 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Deputy Community Development Director Wisneski reported that the City and the Planning Commission received two (2) awards from the American Planning Association. The Outstanding Planning Award was

presented for the Newport Banning Ranch Project and the other was for the community engagement for the Neighborhood Revitalization Program.

Assistant City Attorney Leonie Mulvihill provided an update on the ruling by the Orange County Court on the CEQA challenge to the Ocean Boulevard lot merger and noted that the Court agreed with the City and especially noted how thoroughly the Planning Commission, City Council, and staff considered the issues.

ITEM NO. 5 ANNOUNCEMENTS ON MATTERS THAT THE PLANNING COMMISSION MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION, OR REPORT

ITEM NO. 6 REQUESTS FOR EXCUSED ABSENCES

Vice Chair Hillgren, Commissioner Brown, and Commissioner Kramer noted that they will be absent the first Planning Commission meeting in June.

Chair Toerge noted that the Planning Commission meeting of May 23, 2013, will be canceled.

IX. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:01 p.m.

The agenda for the Regular Meeting was posted on May 3, 2013, at 10:30 a.m., on the City Hall Bulletin Board located in the entrance of the Council Chambers at 100 Civic Center Drive.

Michael Toerge, Chairman

Fred Ameri, Secretary

CITY OF NEWPORT BEACH

PLANNING COMMISSION STAFF REPORT

June 6, 2013

Agenda Item No. 2

SUBJECT: Review of Preliminary Fiscal Year 2013-2014 Capital Improvement Program (PA2007-131)

PLANNER: Melinda Whelan, Assistant Planner
(949) 644-3221, mwhelan@newportbeachca.gov

PROJECT SUMMARY

Review of the City's Capital Improvement Program (CIP) by the Planning Commission is required by State Statute. The purpose of the review is to determine consistency with the General Plan.

RECOMMENDATION

- 1) Conduct a review of the Preliminary Fiscal Year 2013-2014 Capital Improvement Program; and
- 2) Determine that the CIP projects are consistent with the policies of the General Plan and direct staff to report this finding to the City Council.

DISCUSSION

The 2013-2014 CIP serves as the annual budget plan for the provision of public improvements, special projects, on-going maintenance programs, and the implementation of the City's master plans. The Engineering Services Division of the Public Works Department is responsible for CIP projects, including planning, design, construction, and inspection.

The CIP is developed with input from all City departments, citizens, Planning Commission, and City Council members. The individual project requests are compiled by each department and then submitted to the Public Works Department who then prepares project summaries, cost projections, and a draft priority list. The Public Works CIP review team meets with representatives from each Department to further discuss the projects and funding priorities. The Public Works team then presents the list of recommended projects to the City Manager and Department Directors. Prior to City Council adoption the Draft CIP is taken to Planning Commission who reviews the projects for consistency with the General Plan as required by Government Code Section 65401.

The purpose of the Draft CIP is to provide a list of projects to be included in the budget. Project details such as timelines, specifications, project overviews and precise cost vary from project to project and are typically not available for the CIP. Typical descriptions are general and costs are estimates. Ongoing projects budgeted in previous years may have more details available while new or potential projects have fewer details and less precise cost figures. Once budgeted, more detailed descriptions and cost analysis are prepared by staff prior to project implementation.

It is the City's policy to appropriate sufficient funds for all projects scheduled during the coming budget year. Many of the projects require multiple year terms to complete. In such cases, only the current phase identified to be completed is budgeted and appropriated. Subsequent phases of a project requiring more time or funding are reconsidered at the appropriate time. The CIP continually evolves to respond to changing priorities and conditions.

The Proposed Fiscal Year 2013-2014 CIP contains a total of 73 projects, a majority of which involve the repair and maintenance of existing public improvements and facilities. These maintenance projects are consistent with General Plan policies that require the proper maintenance of existing facilities and improvements.

Attachment No. PC 1 consists of a brief analysis of projects that are new construction, expansion, removal and replacement of existing facilities, or renovations and improvements to existing facilities including consistency with the General Plan. The rows that are shaded in the table represent new projects for the Fiscal Year 2013-2014 CIP. Attachment No. PC 2 includes excerpts of the CIP describing each project that will be included in the CIP budget which will be considered for approval by the City Council on June 11, 2013.

Attachment No. PC 3 provides the power point presentation that provides additional detail on the CIP and was given to the City Council at their study session on May 14, 2013. Public Works staff will also be available at the June 6, 2013, Planning Commission meeting to address additional questions.

A copy of the entire Proposed Fiscal Year 2013-2014 CIP may be found online at: <http://newportbeachca.gov/index.aspx?page=287>.

ENVIRONMENTAL REVIEW

Determination of General Plan conformity is not considered a "project" as defined by the California Environmental Quality Act (CEQA) in that this action has no potential to result in a direct or indirect physical change to the environment and subsequent environmental review of each project will be conducted at the appropriate time in accordance with CEQA.

PUBLIC NOTICE

Public noticing is not required.

Prepared by:



Melinda Whelan
Assistant Planner

Submitted by:



Brenda Wisneski, AICP, Deputy Director

ATTACHMENTS

PC 1 CIP General Plan Policy Analysis

PC 2 Excerpts from CIP going to City Council on June 11, 2013

PC 3 Fiscal Year 2013-2014 Capital Improvement Program Power Point presented to
City Council on May 14, 2013

Attachment No. PC 1

CIP General Plan Policy Analysis

CIP General Plan Policy Analysis
(Shaded rows = new projects for FY 2013-2014)

CIP Page #	Project Title	GP Element	Comments
1	Big Canyon Reservoir Auxiliary Maintenance Yard	Land Use Element – Public Facilities (PF) land use designation	Policies LU 6.1.1 and LU 6.1.2 call for accommodating and allowing for government administrative and operational facilities to serve the needs of the residents and businesses.
4	Civic Center and Park	Land Use Element – Public Facilities (PF) land use designation	Policies LU 6.1.1 and LU 6.1.2 call for accommodating and allowing for government administrative and operational facilities to serve the needs of the residents and businesses.
5	Fire Station No. 5 Rebuild Design	Land Use Element and Recreation Element	<p>Policies LU 6.1.1 and LU 6.1.2 call for accommodating and allowing for government administrative and operational facilities to serve the needs of the residents and businesses.</p> <p>Policy R 8.4 calls for marine safety such as lifeguards, harbor patrol, police, traffic, and parking enforcement.</p>
6	Lifeguard Headquarters Rehabilitation	Land Use Element and Recreation Element	<p>Policies LU 6.1.1 and LU 6.1.2 call for accommodating and allowing for government administrative and operational facilities to serve the needs of the residents and businesses.</p> <p>Policy R 8.4 calls for marine safety such as lifeguards, harbor patrol, police, traffic, and parking enforcement.</p>
23	Newport Boulevard and 32 nd Street Modification	Circulation Element	Design is consistent with Policy CE 2.1.4, which calls for this improvement of the intersection.
25	Old Newport Boulevard and West Coast Highway Modifications	Circulation Element	Design is consistent with Policy CE 2.1.4, which calls for this improvement of the intersection.

CIP Page #	Project Title	GP Element	Comments
34	Citywide Street Signage, Striping and Marking	Circulation Element	<p>Policy CE 2.2.1 calls for safe roadway conditions by adhering to nationally recognized improvement standards and uniform construction and maintenance practices.</p> <p>Policy CE 2.2.3 calls for traffic control measures to ensure City streets and roads function with safety and efficiency.</p>
35	Eastbluff Bike lane	Circulation Element	Policy CE 5.1.6 calls for bicycle supporting facilities to incorporate bicycle and pedestrian facilities in the design plans for new streets and highways and, where feasible, in the plans for improving existing roads.
38	Traffic Signal Modernization: Phase 6 and 8	Circulation Element	Policy CE 2.3.4 calls for consideration of additional improvements in areas with operations issues, such as intersections with heavy turn volumes.
40	Back Bay View Park Enhancements	Natural Resource Element	Policy NR 20.5 calls for public view corridor amenities through public trails, recreation areas and viewing areas adjacent to public view corridors, where feasible.
41	Balboa Marina Public Dock	Harbor and Bay Element and Recreation Element	<p>Policy HB 1.2 Waterfront Public Spaces calls for encouraging the creation of waterfront public spaces and beaches, with adjacent water access and docking facilities that serves as the identity and activity “centers” of Newport Harbor for special events of community/regional interest.</p> <p>Policy HB 6.1 Provision of Public Coastal Access calls for adequate public access to the shoreline, beach, coastal parks, trails, and bay, and acquire additional public access points to these areas and provide parking, where possible. (Policy R9.1)</p>

CIP Page #	Project Title	GP Element	Comments
42	Balboa Yacht Basin Facility and Mooring Support Services Improvements	Harbor and Bay Element and Recreation Element	<p>Policy HB 5.2 calls for providing a variety of berthing and mooring opportunities throughout Newport Harbor, reflecting state and regional demand for slip size and affordability.</p> <p>Policy HB 6.3 calls for the provision of visitor facilities in Newport Harbor to encourage the provision of guest slips, moorings, waste pump-out stations, and anchorages in Newport Harbor (Policy R8.3).</p> <p>Policy HB 6.4 calls for the enhancement of guest and public facilities. Protect and, where feasible, expand, and enhance:</p> <ul style="list-style-type: none"> ■ Waste pump-out stations ■ Vessel launching facilities ■ Low-cost public launching facilities ■ Marinas and dry boat storage facilities ■ Guest docks at public facilities, yacht clubs and at privately owned marinas, restaurants and other appropriate locations ■ Facilities and services for visiting vessels ■ Facilities necessary to support vessels berthed or moored in the harbor, such as boat haul out facilities ■ Existing harbor support uses serving the needs of existing waterfront uses, recreational boaters, the boating community, and visiting vessels (Policy R8.5). <p>This project provides features consistent with the policies cited above.</p>
47	Marina Park	Recreation Element Land Use Element- Parks and Recreation (PR) land use designation	<p>Policy R 1.9 calls for developing Marina Park as a site for marine and/or recreational facilities.</p> <p>The Recreation Element specifies Service Area 2 (Balboa Peninsula) as an identified needs and issues area, and states that future development of Marina Park could provide for the existing community center and the City's current sailing and boating facilities on the site to be renovated and expanded.</p>
51	Pocket Park	Land Use Element	<p>Policy LU 3.3 calls for opportunities for improved development and enhanced environments for residents in the following districts and corridors:</p> <p>Corona del Mar: enhancement of public improvements and parking.</p>
53	Sunset Ridge Park	Recreation Element and Land Use Element – Parks and Recreation (PR) land use designation	<p>Policy R 1.9 calls for developing Sunset Ridge Park as an active park with playfields, picnic areas, a playground, and other facilities.</p>

CIP Page #	Project Title	GP Element	Comments
54	Sunset View Park	Natural Resource Element	Policy NR 20.5 calls for public view corridor amenities through public trails, recreation areas and viewing areas adjacent to public view corridors, where feasible.
57	Big Canyon Wash Restoration	Natural Resources Element	Policy NR 16.2 calls for coordinating the Big Canyon Creek Restoration Project so that its outcomes are consistent with the goals for Upper Newport Beach established by Orange County and the Department of Fish and Game.
59	Newport Coast ASBS Protection Program	Harbor and Resources Element and Natural Resources Element	Policy HB 8.6 for Watershed runoff quality control calls for Newport Beach to participate in watershed-based runoff reduction, water quality control, and other planning efforts with the California Regional Water Quality Control Board (RWQCB), the County of Orange, and upstream cities. Promote regulation of upstream dischargers (cities, Orange County, residential and commercial uses) in the San Diego Creek and Santa Ana/Delhi Channel watersheds (Policy NR 3.6)
61, 62	Storm Drain Interceptors	Natural Resources and Harbor and Bay Element	NR 3.15 requires all street drainage systems and other physical improvements created by the City to be designed, constructed, and maintained to minimize adverse impacts on water quality. Investigate the possibility of treating or diverting street drainage to minimize impacts to water bodies (Policy HB 8.15).
64	Pump Station and Well Site VFD Improvements Modifications	Natural Resources Element	Policy NR 5.3 calls for renovation of all older sewer pump stations and install new plumbing according to most recent standards.
67	Big Canyon / Port Streets Sewer Diversion Improvements	Natural Resources Element and Harbor and Bay Element	Policy NR 3.2 promotes pollution prevention and elimination methods that minimize the introduction of pollutants into natural water bodies (Policy HB 8.2). Policy NR 3.15 requires all street drainage systems and other physical improvements created by the City, or developers of new subdivisions, to be designed, constructed, and maintained to minimize adverse impacts on water quality. Investigate the possibility of treating or diverting street drainage to minimize impacts to water bodies (Policy HB 8.15).
72	Santa Ana Heights Utility Undergrounding	Natural Resources Element	NR 21.3 calls for supporting programs to remove and underground overhead utilities, in new development as well as existing neighborhoods.

Attachment No. PC 2

Excerpts from CIP going to City Council
on June 11, 2013

Big Canyon Reservoir Auxiliary Maintenance Yard

Category: Facilities

This project will construct a small 3,500 sf materials storage building and material storage area on the westerly most portion of the Big Canyon Reservoir property. This limited facility provides field crews working in easterly and southerly portions of the City such as East Bluff, Newport Coast or Corona del Mar a convenient location to obtain supplies not carried on their vehicles. City operations will realize cost savings and reduced response times in its field operations. The new improvements will be designed and landscaped to fit into the surrounding area.

Location:

Big Canyon Reservoir

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$750,000
Other	\$0
Total	\$750,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Major Facilities Master Plan	7402	C1002039	\$0	\$750,000
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$750,000

PROJECT TOTAL **\$750,000**

Central Library HVAC Refurbishment

Category: Facilities

The existing Central Library HVAC system was put into service in 1994. Only the main chiller has been replaced to date and the system has received periodic maintenance and repairs. An examination confirmed that the existing HVAC system has deferred maintenance items and components needing correction to function properly and to achieve optimal efficiency. A private consultant will be retained to audit the existing system and prepare plans and specifications to replace existing control systems, fans, motors, pumps, ducting, and other components. Repairs will be integrated with the new system to be installed in the expanded wing. Construction will be performed by a private contractor.

Location:

Central Library, 1000 Avocado Avenue

	FY 2013-14
Design/Environmental	\$40,000
Right-of-Way, Land Acquisition	\$0
Construction	\$300,000
Other	\$0
Total	\$340,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Building Excise Tax	7271	C1002021	\$340,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$340,000	\$0

PROJECT TOTAL	\$340,000
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City Hall Interim Use Plan

Category: Facilities

This project continues decommissioning activities to close down and secure of the old City Hall site while the ultimate reuse of the property is determined, developed and permitted. Decommissioning includes removing all furnishings and significant items, securing the existing building in place, fencing off interior corridors between the various buildings, and shutting down certain utilities. The project converts existing employee parking areas to public parking. Staff will also test the existing facility to identify possible areas of special concern such as lead paint and asbestos.

Location:

City Hall, 3300 Newport Boulevard

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$50,000
Total	\$50,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7011	C1002040	\$50,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$50,000	\$0

PROJECT TOTAL	\$50,000
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Civic Center and Park

Category: Facilities

The Civic Center and Park Project includes a City Hall building, one of the City's largest parks, a 450-space parking structure, and an expansion of the Newport Beach Central Library. Construction was completed in April 2013. The carry-over funds will be used to complete close-out expenses related to this project.

Location:

100 Civic Center Drive

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$500,000
Total	\$500,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Civic Center and Park	7410	C1002030	\$500,000	\$0
				\$0
				\$0
				\$0
TOTAL			\$500,000	\$0

PROJECT TOTAL	\$500,000
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Fire Station No. 5 Rebuild Design

Category: Facilities

The existing fire station was built fifty years ago to serve the Corona del Mar area. Since then, public safety staffing, equipment, and apparatus required at this location have outgrown the building's capacity and the building does not meet the definition of an essential facility. The design of a new station within the existing lot will have efficient space planning components to provide adequate space for staff and equipment.

Location:

410 Marigold Avenue

	FY 2013-14
Design/Environmental	\$250,000
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Total	\$250,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Major Facilities Master Plan	7404	C1002042	\$0	\$250,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$250,000

PROJECT TOTAL	\$250,000
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Lifeguard Headquarters Rehabilitation

Category: Facilities

This project provides for the interior remodel of the lifeguard headquarters building. Existing work spaces, restrooms, showers and computer equipment rooms are outdated. The project will provide functional work spaces for year round staff and the Junior Lifeguard program. The existing lower level and garage will be reconfigured for more efficient use of space, storage, medical response and vehicles parking. The building exterior will be mostly preserved to the extent allowable to maximize building functionality.

Location:

70 Newport Pier at McFadden Plaza

	FY 2013-14
Design/Environmental	\$84,000
Right-of-Way, Land Acquisition	\$0
Construction	\$1,300,000
Other	\$0
Total	\$1,384,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Major Facilities Master Plan	7414	C1002037	\$84,000	\$1,300,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$84,000	\$1,300,000

PROJECT TOTAL	\$1,384,000
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Master Facilities Plan - Planning Efforts

Category: Facilities

This project provides for necessary studies and concept development needed to further refine the Major Facilities Financing Plan. It also includes developing both interim and long term use plans for the old city hall site on Newport Boulevard. With the new Civic Center constructed and occupied, long term concepts and plans for the prior city hall site and other other city properties need to be developed and approved.

Location:

3300 Newport Boulevard and other City facility locations

	FY 2013-14
Design/Environmental	\$187,601
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Total	\$187,601

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Major Facilities Master Plan	7415	C1002038	\$187,601	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$187,601	\$0

PROJECT TOTAL	\$187,601
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Newport Coast Community Center Stage Remodel

Category: Facilities

Newport Coast Community Center stage area primarily has been used as a storage area since the center opened in 2007. The proposed project converts the stage area to an enclosed room to be used year round for the Pre-school 101 and Pint Sized Campers programs. Currently, these programs are held in the two front rooms of the center (Newport Ridge and Pelican Rooms.) These programs must be set up and broken down daily to accommodate the 30 community and homeowners association meetings hosted monthly at Newport Coast Community Center. This improvement will better the quality of youth curriculum and reduce staff time dedicated to preparing rooms each day and will provide opportunities to use the Newport Ridge and Pelican rooms for new offerings for the community.

Location:

6401 San Joaquin Hills Road

	FY 2013-14
Design/Environmental	\$20,000
Right-of-Way, Land Acquisition	\$0
Construction	\$80,000
Other	\$0
Total	\$100,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7011	C1002043	\$0	\$100,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$100,000

PROJECT TOTAL	\$100,000
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Police Facility HVAC Repair/Replacement

Category: Facilities

The heating, ventilation and air conditioning (HVAC) units atop the Police Facility were installed twenty years ago. Due to their age and the demanding operating environment, these units require substantial on-going maintenance and repairs. This project provides for an inspection of the existing equipment to identify needed repairs and/or replacement of parts to keep future maintenance costs to a minimum.

Location:

870 Santa Barbara Drive

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$150,000
Other	\$0
Total	\$150,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Facilities Maintenance	7480	C1002014	\$0	\$150,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$150,000

PROJECT TOTAL	\$150,000
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San Miguel Park Restroom and Picnic Structure Replacement

Category: Facilities

The 25 plus year old modular restroom building is not user friendly and has surpassed its service life. The adjacent picnic area has been modified in the past but still lacks features desirable by the community. This project will construct a new restroom facility, a new shade structure to cover a large portion of the picnic area, new walking surfaces, and outdoor furniture. It is estimated these improvements will reduce the park's operational costs and increase public use.

Location:

San Miguel Park - 1 Spyglass Hill Road

	FY 2013-14
Design/Environmental	\$80,000
Right-of-Way, Land Acquisition	\$0
Construction	\$420,000
Other	\$0
Total	\$500,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7015	C1002044	\$0	\$500,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$500,000

PROJECT TOTAL **\$500,000**

15th Street and Balboa Boulevard Reconstruction

Category: Streets and Drainage

This project consists of design and permitting for the future reconstruction of 15th Street between Balboa Boulevard and West Oceanfront street end. Plans and specifications will be prepared by various consultants. Construction costs will be budgeted and performed in another fiscal year.

Location:

15th Street between Balboa Boulevard and West Oceanfront

	FY 2013-14
Design/Environmental	\$300,000
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Total	\$300,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C2002068	\$0	\$300,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$300,000

PROJECT TOTAL **\$300,000**

15th Street and Monrovia Avenue Landscape Improvements

Category: Streets and Drainage

This project provides for parkway landscaping and irrigation on the north side of 15th Street between Placentia Avenue and Monrovia Avenue and on Monrovia Avenue from 15th Street to Production Way.

Location:

15th Street and Monrovia Avenue

	FY 2013-14
Design/Environmental	\$20,000
Right-of-Way, Land Acquisition	\$0
Construction	\$100,000
Other	\$0
Total	\$120,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2002069	\$0	\$120,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$120,000

PROJECT TOTAL	\$120,000
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Balboa Boulevard Landscaping

Category: Streets and Drainage

This project provides for the installation of a new irrigation system and new landscaping along Balboa Boulevard between 22nd Street and West Coast Highway. Preparation of design plans and specifications are underway. Construction will be performed by a private contractor.

Location:

Balboa Boulevard - 22nd Street to West Coast Highway

FY 2013-14

Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$1,921,470
Other	\$0
Total	\$1,921,470

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2002063	\$21,470	\$1,900,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$21,470	\$1,900,000

PROJECT TOTAL **\$1,921,470**

Bay Avenue Pavement Rehabilitation

Category: Streets and Drainage

This project involves removing and reconstructing deteriorated concrete pavement on Bay Avenue. Deteriorated concrete curb, gutter and sidewalk will also be removed and reconstructed. Existing utilities will be adjusted to grade. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor.

Location:

Bay Avenue, 15th Street to 10th Street, 9th Street to 7th Street and Island Avenue to Palm Street

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$1,677,080
Other	\$0
Total	\$1,677,080

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C2002044	\$1,652,080	\$0
Water Enterprise	7521	C2002044	\$15,000	\$0
Wastewater Enterprise	7541	C2002044	\$10,000	\$0
			\$0	\$0
TOTAL			\$1,677,080	\$0

PROJECT TOTAL	\$1,677,080
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Bayside Drive Area Pavement Rehabilitation

Category: Streets and Drainage

This project involves grinding and overlaying the asphalt concrete pavement on Harbor Island Drive and Road, Bayside Drive and Avocado Avenue. Deteriorated concrete curb, gutter and sidewalk will also be removed and reconstructed. Existing utilities will be adjusted to grade. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor. CalRecycle has awarded the City a Rubberized Pavement Grant for this project.

Location:

Harbor Island Drive - Bayside Drive to east end, Harbor Island Road, Harbor Island Drive to south end, Bayside Drive, El Paseo Drive to Marguerite Avenue, Avocado Avenue, East Coast Highway to San Nicolas Drive

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$1,627,700
Other	\$0
Total	\$1,627,700

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C2002061	\$1,380,500	\$0
Contributions	7251	C2002061	\$0	\$132,000
Wastewater Enterprise	7521	C2002061	\$57,200	\$0
Wastewater Enterprise	7541	C2002061	\$58,000	\$0
TOTAL			\$1,495,700	\$132,000

PROJECT TOTAL	\$1,627,700
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Bristol Street South Median Landscaping

Category: Streets and Drainage

Plans and specifications to install a new irrigation system and landscaping at this location are currently shelf ready. Input for this project was provided by the Citizens Advisory Panel and Council approved concept plan. Construction oversight services will be provided from the project's consulting Landscape Architect. Construction will be performed by a private contractor. A specialty sign contractor will install a new monument sign within the project work limits.

Location:

Bristol Street South - between Campus Drive and Jamboree Road

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$500,000
Other	\$0
Total	\$500,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2002064	\$125,000	\$375,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$125,000	\$375,000

PROJECT TOTAL	\$500,000
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Campus Drive and San Joaquin Hills Road Arterial Street Overlay

Category: Streets and Drainage

This project involves grinding and overlaying Campus Drive and San Joaquin Hills Road with rubberized asphalt concrete. Deteriorated concrete improvements will also be reconstructed. Existing utilities will be adjusted to grade. Plans and specifications will be prepared by a private consultant. Construction will be performed by a private contractor.

Location:

Campus Drive from Bristol Street North to MacArthur Boulevard and San Joaquin Hills Road from Marguerite Avenue to Spyglass Hill Road

	FY 2013-14
Design/Environmental	\$200,000
Right-of-Way, Land Acquisition	\$0
Construction	\$900,000
Other	\$0
Total	\$1,100,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Measure M Fair Share	7282	C2002070	\$0	\$1,088,600
Water Enterprise	7521	C2002070	\$0	\$6,400
Wastewater Enterprise	7541	C2002070	\$0	\$5,000
			\$0	\$0
TOTAL			\$0	\$1,100,000

PROJECT TOTAL **\$1,100,000**

Concrete Street Pavement Reconstruction

Category: Streets and Drainage

This project involves removing and reconstructing the concrete pavement on Bay Avenue, Anade Street, Montero Street and Ocean Boulevard. Deteriorated sidewalk and curb and gutter will also be reconstructed. Existing utilities will be adjusted to grade. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor.

Location:

Bay Avenue from 8th Street to Palm Street, Anade Street and Montero Street from Bay Avenue to Edgewater Street

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$1,000,000
Other	\$0
Total	\$1,000,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Measure M Fair Share	7282	C2002017	\$0	\$986,600
Water Enterprise	7521	C2002017	\$0	\$8,400
Wastewater Enterprise	7541	C2002017	\$0	\$5,000
			\$0	\$0
TOTAL			\$0	\$1,000,000

PROJECT TOTAL	\$1,000,000
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Corona del Mar Entry Improvements

Category: Streets and Drainage

Corona del Mar Entry is one of five revitalization priority areas reviewed in 2011-2012. A concept plan was prepared for a beautification project along the south side of East Coast Highway from Avocado Avenue to Dahlia Avenue. This project relies on a partnership contribution from the Corona del Mar Business Improvement District to begin improvements. Current estimates for construction of improvements approximate \$500,000. Additional funding will need to be identified to complete construction.

Location:

East Coast Highway at MacArthur Boulevard

	FY 2013-14
Design/Environmental	\$74,300
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Total	\$74,300

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2002065	\$24,300	\$0
Contributions	7251	C2002065	\$0	\$50,000
			\$0	\$0
			\$0	\$0
TOTAL			\$24,300	\$50,000

PROJECT TOTAL	\$74,300
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Dover Drive and Westcliff Drive Pavement Rehabilitation

Category: Streets and Drainage

This project involves development of engineering plans and bid packages for overlaying and/or reconstructing the asphalt pavement on Dover Drive and Westcliff Drive. Replacement of deteriorated concrete improvements will also be reconstructed. Plans and specifications will be prepared by a private consultant. Construction will be performed by a private contractor and may begin after the completion of the Orange County Sanitation District Dover Drive Trunk Sewer Replacement project.

Location:

Dover Drive from West Coast Highway to Irvine Avenue and Westcliff Drive from Dover Drive to Irvine Avenue

	FY 2013-14
Design/Environmental	\$200,000
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Total	\$200,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C2002018	\$0	\$200,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$200,000

PROJECT TOTAL	\$200,000
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Jamboree Road Improvements - MacArthur Blvd to Campus Drive

Category: Streets and Drainage

This is a joint project with the City of Irvine and involves grinding and overlaying the asphalt pavement on Jamboree Road between MacArthur Boulevard and Campus Drive. The City boundary is along the street centerline. The two cities entered into a cooperative agreement to administer this project. Existing utilities will be adjusted to grade. Plans and specifications have been completed by a consultant. Construction will be performed by a private contractor.

Location:

Jamboree Road from MacArthur Boulevard to Campus Drive

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$650,000
Other	\$0
Total	\$650,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C2002062	\$500,000	\$146,500
Wastewater Enterprise	7541	C2002062	\$0	\$3,500
			\$0	\$0
			\$0	\$0
TOTAL			\$500,000	\$150,000

PROJECT TOTAL	\$650,000
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Major Arterial Streets Repair Program

Category: Streets and Drainage

This project involves isolated asphalt pavement repairs on several major arterials including Newport Coast Drive, Bonita Canyon Drive, MacArthur Boulevard, San Joaquin Hills Road and Newport Boulevard. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor.

Location:

Isolated areas on Newport Coast Drive, Bonita Canyon Drive, MacArthur Boulevard, San Joaquin Hills Road and Newport Boulevard

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$350,000
Other	\$0
Total	\$350,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Measure M Fair Share	7282	C2002047	\$0	\$350,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$350,000

PROJECT TOTAL	\$350,000
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Newport Boulevard 32nd Street Modification

Category: Streets and Drainage

This project involves widening Newport Boulevard to accommodate one additional through lane from 30th Street to 32nd Street and one additional southbound through lane from Via Lido to 32nd Street terminating as a right-turn only lane at 32nd Street. Staff was successful in obtaining Measure M Competitive grants to fund the majority of the design efforts and recently submitted another grant application for the right-of-way phase. Plans and specifications are currently being developed by a consultant. Construction will be performed by a private contractor in a future fiscal year.

Location:

Newport Boulevard from Via Lido to 30th Street

	FY 2013-14
Design/Environmental	\$60,870
Right-of-Way, Land Acquisition	\$3,962,500
Construction	\$0
Other	\$0
Design/Environmental	\$4,023,370

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C2002048	\$60,870	\$1,000,000
Measure M Competitive	7284	C2002048	\$0	\$2,962,500
			\$0	\$0
			\$0	\$0
TOTAL			\$60,870	\$3,962,500

PROJECT TOTAL **\$4,023,370**

Old Newport Boulevard Streetscape

Category: Streets and Drainage

This project provides for the preparation of a concept plan to develop and provide for new and enhanced street parking and landscaping along Old Newport Boulevard between Catalina Drive and 15th Street.

Location:

Old Newport Boulevard between Catalina Drive and 15th Street

		FY 2013-14
Design/Environmental		\$50,000
Right-of-Way, Land Acquisition		\$0
Construction		\$0
Other		\$0
Design/Environmental		\$50,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2002066	\$50,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$50,000	\$0

PROJECT TOTAL	\$50,000
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Old Newport Boulevard West Coast Highway Modifications

Category: Streets and Drainage

This project involves widening the westbound side of West Coast Highway at Old Newport Boulevard to accommodate a third through lane, a right turn pocket and a bike lane. Old Newport Boulevard will also be realigned to maximize the right turn pocket storage length and improve roadway geometrics. Additional right-of-way from Caltrans will be required. Project funding includes a Measure M2 competitive grant. The City is required to participate with a 25 percent funding match (\$90,000) for the design of this project. Plans and specifications will be prepared by a consultant. Construction will be performed by a private contractor.

Location:

Intersection of Old Newport Boulevard and West Coast Highway

	FY 2013-14
Design/Environmental	\$360,000
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Design/Environmental	\$360,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2002060	\$90,000	\$0
Measure M Competitive	7284	C2002060	\$270,000	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$360,000	\$0

PROJECT TOTAL **\$360,000**

Park Avenue Bridge Over Grand Canal Replacement

Category: Streets and Drainage

This project provides for the replacement of the Little Balboa Island Bridge. Design alternatives to evaluate the best form for the replacement bridge have been completed. Construction will be performed by a private contractor.

Location:

Balboa Island and Little Balboa Island

	FY 2013-14
Design/Environmental	\$30,500
Right-of-Way, Land Acquisition	\$0
Construction	\$1,575,000
Other	\$0
Design/Environmental	\$1,605,500

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Contributions	7251	C2002067	\$30,500	\$1,575,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$30,500	\$1,575,000

PROJECT TOTAL	\$1,605,500
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Residential Street Overlay Program

Category: Streets and Drainage

This project involves grinding and overlaying various local streets with asphalt concrete. Deteriorated concrete improvements will also be reconstructed. Existing utilities will be adjusted to grade. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor.

Location:

University Dr from Irvine Ave to east end; La Vida from University Dr to La Salud; Monrovia Ave from Newhall St to 16th St and from 15th St to south end; 16th St from west end to Placentia Ave; Production Pl from Monrovia Ave to Placentia Ave

	FY 2013-14
Design/Environmental	\$80,000
Right-of-Way, Land Acquisition	\$0
Construction	\$520,000
Other	\$0
Design/Environmental	\$600,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C2001012	\$0	\$571,500
Water Enterprise	7521	C2001012	\$0	\$20,000
Wastewater Enterprise	7541	C2001012	\$0	\$8,500
			\$0	\$0
TOTAL			\$0	\$600,000

PROJECT TOTAL	\$600,000
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Sidewalk, Curb and Gutter Replacement and ADA Improvements

Category: Streets and Drainage

This project provides for the replacement of sidewalks, curbs, gutters, and cross gutters. Construction of curb access ramps to improve pedestrian and wheelchair access in accordance with the Americans with Disabilities Act (ADA) is included. Plans and specifications will be prepared by staff. Work will be performed by a private contractor.

Location:

Newport Heights and Lido Isle

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$425,000
Other	\$0
Total	\$425,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2001009	\$25,000	\$400,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$25,000	\$400,000

PROJECT TOTAL	\$425,000
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Slurry Seal Program

Category: Streets and Drainage

This project involves slurry sealing residential streets in Newport Heights and Cliff Haven neighborhoods. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor.

Location:

Newport Heights and Cliff Haven neighborhoods

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$595,000
Other	\$0
Total	\$595,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2001011	\$0	\$595,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$595,000

PROJECT TOTAL **\$595,000**

Storm Drain System Repairs and Sliplining

Category: Streets and Drainage

The City owns and operates an extensive drainage system, including corrugated metal drainage pipes (CMP) built into roads and housing tracts in the 1960s and earlier. Many CMPs have required unscheduled repairs in recent years. This project retains the services of a private pipeline video inspection firm to assess the condition of existing CMPs. Staff will prepare the plans and specifications for a private contractor to make proactive, nondestructive pipe sliplining repairs to maintain full use of the pipelines.

Location:
Citywide

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$674,000
Other	\$0
Total	\$674,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7012	C2502014	\$674,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$674,000	\$0

PROJECT TOTAL	\$674,000
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West Coast Highway Landscaping

Category: Streets and Drainage

This project retains the design services of a landscape architect to start preparation of plans and specifications for improved landscaping and irrigation along West Coast Highway between the Santa Ana River and Newport Boulevard, and the intersection of West Coast Highway, Balboa Boulevard and Superior Avenue. A construction and maintenance agreement from Caltrans is required. Construction is not part of this year's funding.

Location:

West Coast Highway between Santa Ana River and Newport Boulevard

	FY 2013-14
Design/Environmental	\$100,000
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Total	\$100,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C2002071	\$0	\$100,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$100,000

PROJECT TOTAL	\$100,000
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Bayside Cove Public Walkway

Category: Traffic

This project completes the link necessary to make the existing public walkway which runs along the waterside of Bayside Cove accessible by the public. Efforts involve design and approvals towards the construction of a public walkway. Development Agreement No. DA 2007-02 with the Irvine Company provides a contribution towards to the construction of the walkway.

Location:

Bayside Cove - Bayside Drive near Marine Avenue

	FY 2013-14
Design/Environmental	\$4,600
Right-of-Way, Land Acquisition	\$0
Construction	\$200,000
Other	\$0
Total	\$204,600

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7014	C3002020	\$4,600	\$0
Contributions	7251	C3002020	\$0	\$200,000
			\$0	\$0
			\$0	\$0
TOTAL			\$4,600	\$200,000

PROJECT TOTAL	\$204,600
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Bonita Canyon Sports Park Parking Improvements

Category: Traffic

This project provides striping work along Ford Road to provide for additional parking spaces adjacent to the playing fields at Bonita Canyon Sports Park. Plans and specifications will be prepared by staff.

Location:

1990 Ford Road west of Mesa View Drive

FY 2013-14	
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$50,000
Other	\$0
Total	\$50,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7015	C4002010	\$0	\$50,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$50,000

PROJECT TOTAL	\$50,000
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Citywide Street Signage, Striping and Marking

Category: Traffic

This project completes various traffic signing, striping and pavement markings and other minor improvements to enhance traffic safety. Plans will be prepared by staff. Work will be performed by a private contractor or City crews.

Location:
Citywide

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$100,000
Other	\$0
Total	\$100,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C3002016	\$24,000	\$76,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$24,000	\$76,000

PROJECT TOTAL	\$100,000
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Eastbluff Bike Lane

Category: Traffic

This project provides for design and construction to widen the south side of Eastbluff Drive between Jamboree Road and Mar Vista Drive by five (5) feet to accommodate and continue an on-street bicycle lane on the south side of the street. The project was awarded grant funds from OCTA. The design is being performed by a consultant and construction will be completed by a private contractor.

Location:

Eastbluff Drive between Jamboree Road and Mar Vista Drive

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$271,500
Other	\$0
Total	\$271,500

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C3002021	\$35,500	\$0
Contributions	7251	C3002021	\$236,000	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$271,500	\$0

PROJECT TOTAL	\$271,500
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East Coast Highway Signal Rehabilitation

Category: Traffic

The project includes design of traffic signal rehabilitation work for the existing traffic signal equipment along East Coast Highway in Corona del Mar. Work involves replacing hardware including control equipment, signal poles, and cabinets, and re-wiring of the intersections. Plans and specifications will be prepared by a consultant. Construction will be performed by a private contractor.

Location:

East Coast Highway from Jamboree Road to Newport Coast Drive

	FY 2013-14
Design/Environmental	\$300,000
Right-of-Way, Land Acquisition	\$0
Construction	\$1,200,000
Other	\$0
Total	\$1,500,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
PCH Relinquishment	7254	C3002019	\$300,000	\$1,200,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$300,000	\$1,200,000

PROJECT TOTAL	\$1,500,000
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Traffic Signal Equipment Enhancement Program

Category: Traffic

This project provides funding to replace worn out poles, cabinets and equipment on a proactive maintenance basis over and above basic rehabilitation, repairs and maintenance. The goal of to extend the life of existing facilities without having to undergo major replacement and to improve streetscape aesthetics where traffic signals exist.

Location:
Citywide

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$80,000
Total	\$80,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C3001008	\$80,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$80,000	\$0

PROJECT TOTAL **\$80,000**

Traffic Signal Modernization: Phases 6 and 8

Category: Traffic

Traffic Signal Modernization is a multi-year, multi-phased program to update the City's traffic signal system. Staff applied for, and received Competitive Measure M Grant funding from OCTA to complete Phase 6 of the City's traffic signal modernization program. Phase 6 includes installation of new hardware, fiber optic cable upgrades and CCTV cameras to intersections along San Joaquin Hills Road and Newport Coast Drive. Phase 8 is the final phase of the citywide improvement program. Phase 8 includes installation of modern traffic equipment to intersections along San Miguel Drive, Ford Road and Bonita Canyon Drive.

Location:

Phase 6: San Joaquin Hills Road and Newport Coast Drive; and Phase 8: San Miguel Drive, Bonita Canyon Drive, and Ford Road

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$729,595
Other	\$0
Total	\$729,595

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Gas Tax	7181	C3002018	\$336,900	\$0
Measure M Competitive	7284	C3002018	\$92,695	\$0
Transportation and Circulation	7261	C3002023	\$0	\$300,000
			\$0	\$0
TOTAL			\$429,595	\$300,000

PROJECT TOTAL	\$729,595
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Traffic Signal Rehabilitation Program

Category: Traffic

This project provides for rehabilitation and maintenance of existing traffic signal equipment throughout the City. Work includes replacement of hardware including control equipment, signal poles, cabinets, and re-wiring select traffic signals. Plans and specifications will be prepared by a consultant and/or staff. Construction will be completed by a private contractor.

Location:
Citywide

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$194,000
Other	\$0
Total	\$194,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7013	C3001007	\$44,000	\$0
Gas Tax	7181	C3001007	\$0	\$150,000
			\$0	\$0
			\$0	\$0
TOTAL			\$44,000	\$150,000

PROJECT TOTAL	\$194,000
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Back Bay View Park Enhancements

Category: Parks, Harbors and Beaches

This project provides additional landscape and new enhancements to the park such as a potential shade and viewing structure, perimeter fencing, amenities for cyclists, improved signage and public art.

Location:

East Coast Highway and Jamboree Road

	FY 2013-14
Design/Environmental	\$50,000
Right-of-Way, Land Acquisition	\$0
Construction	\$300,000
Other	\$0
Total	\$350,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7015	C4002013	\$0	\$350,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$350,000

PROJECT TOTAL **\$350,000**

Balboa Marina Public Dock

Category: Parks, Harbors and Beaches

This is a joint project between The Irvine Company, which is adding slips to its existing private marina at 201 E. Coast Highway, and the City, which proposes to build a public dock at the same location on private property. This budget is for the entitlement process only (CEQA, permitting, and studies.) The Irvine Company proposes to fund an estimated \$680,000 towards this entitlement effort with the City funding an additional \$125,000.

Location:

201 E. Coast Highway

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$125,000
Total	\$125,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4402009	\$125,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$125,000	\$0

PROJECT TOTAL	\$125,000
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Balboa Yacht Basin Mooring Support Services Improvements

Category: Parks, Harbors and Beaches

This project improves amenities for mooring permittees at the City owned Balboa Yacht Basin. New amenities consist of 1) providing temporary, free slips for mooring permittees for access to service their boats for short periods of time (2-3 hours); 2) providing two power slip pedestals to be used with a credit card; 3) potential dinghy storage racks; and 4) potential dinghy dock located at the bulkhead between docks D and E.

Location:

Balboa Yacht Basin

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$25,000
Other	\$0
Total	\$25,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4402006	\$25,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$25,000	\$0

PROJECT TOTAL	\$25,000
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Bay Beach Sand Management and Minor Dredging

Category: Parks, Harbors and Beaches

This project consist of normal sand and sediment maintenance operations throughout the harbor's bay beaches and street ends. Additionally, sand maintenance and dredging work within the Grand Canal and Semeniuk Slough will be undertaken.

Location:

Various bay beaches, Grand Canal and Semeniuk Slough

	FY 2013-14
Design/Environmental	\$50,000
Right-of-Way, Land Acquisition	\$0
Construction	\$50,000
Other	\$0
Total	\$100,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4801003	\$0	\$100,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$100,000

PROJECT TOTAL	\$100,000
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Eelgrass Survey

Category: Parks, Harbors and Beaches

This project consists of taking surveys of eelgrass and conducting basic water quality analysis (light, salinity, temperature, dissolved oxygen.) This project will help the City maintain accurate data on eelgrass distribution and quantity. Negotiations are underway with State and local agencies for a Newport Beach specific eelgrass plan.

Location:

Lower Harbor shoreline and deep channel areas

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$75,000
Total	\$75,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4402012	\$50,000	\$0
Tide and Submerged Lands	7231	C4402015	\$0	\$25,000
			\$0	\$0
			\$0	\$0
TOTAL			\$50,000	\$25,000

PROJECT TOTAL **\$75,000**

Harbor Piers Maintenance

Category: Parks, Harbors and Beaches

This project provides for inspection and maintenance of city owned piers in Newport Harbor. Staff or a consultant will prepare construction project plans and specifications based on reported recommendations for needed maintenance work.

Location:

Newport Harbor Piers

	FY 2013-14
Design/Environmental	\$50,000
Right-of-Way, Land Acquisition	\$0
Construction	\$350,000
Other	\$0
Total	\$400,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4401002	\$0	\$400,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$400,000

PROJECT TOTAL **\$400,000**

Lower Harbor Dredging

Category: Parks, Harbors and Beaches

Dredging of the entire lower Newport Bay was recently completed in cooperation with the Army Corps of Engineers. This project provides for necessary sediment testing and documentation following major dredging activities.

Location:

Lower Newport Bay

		FY 2013-14
Design/Environmental		\$0
Right-of-Way, Land Acquisition		\$0
Construction		\$0
Other		\$300,000
Total		\$300,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7241	C4402003	\$300,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$300,000	\$0

PROJECT TOTAL	\$300,000
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Marina Park

Category: Parks, Harbors and Beaches

The Marina Park project proposes new visitor-serving marina facilities, an aquatics sports building, a community center and community park. The California Coastal Commission approved the project in June 2012. The City is awaiting issuance of the Coastal Development Permit from the Coastal Commission in order to proceed with the project. Construction mobilization and site preparation could begin by fall 2013.

Location:

West Balboa Boulevard between 15th and 19th Streets

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$15,275,000
Other	\$0
Total	\$15,275,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Major Facilities Master Plan	7411	C4002002	\$5,275,000	\$10,000,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$5,275,000	\$10,000,000

PROJECT TOTAL	\$15,275,000
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Mooring Field Realignment

Category: Parks, Harbors and Beaches

This project consists of realigning the City's mooring fields so that all vessels are situated inside their respective fields. Harbor Resources is in the process of obtaining federal approval for realigning the mooring fields. This project will move the individual moorings into their newly defined field.

Location:

Mooring areas throughout Newport Harbor

		FY 2013-14
Design/Environmental		\$0
Right-of-Way, Land Acquisition		\$0
Construction		\$0
Other		\$100,000
Total		\$100,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4402013	\$25,000	\$75,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$25,000	\$75,000

PROJECT TOTAL	\$100,000
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Newport Harbor Dredging Permit - RGP54

Category: Parks, Harbors and Beaches

The Regional General Permit 54 (RGP54) is a blanket dredging permit for Newport Harbor to meet regulations governed by the Army Corps of Engineers, the California Coastal Commission and the Regional Water Quality Control Board. RGP54 is designed to simplify the permit process for the local harbor community to perform minimal impact dredging activities. Significant tasks of the permit process is to perform sediment testing and to negotiate permit conditions.

Location:

Newport Harbor

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$345,000
Total	\$345,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4401001	\$45,000	\$300,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$45,000	\$300,000

PROJECT TOTAL	\$345,000
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Ocean Piers Maintenance

Category: Parks, Harbors and Beaches

This project provides for the bi-annual inspection and maintenance of the Newport Pier and Balboa Pier. The consultant prepared inspection report will focus on the underside condition of both piers and will form the basis of the construction work. Staff will prepare the construction project plans and specifications based on the Report recommendations to complete the needed maintenance work such as crack sealing stringers and piles and replacing missing or broken timber members, corroded straps, and other identified deficiencies.

Location:

Newport Pier and Balboa Pier

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$550,000
Other	\$50,000
Total	\$600,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4801001	\$0	\$600,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$600,000

PROJECT TOTAL	\$600,000
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Pocket Park

Category: Parks, Harbors and Beaches

This project consists of completing pocket park improvements on the north side of East Coast Highway near the intersection of Jasmine Avenue and Coast Highway (adjacent to Hobie Sports.) Park improvements include: grading, terraced walls and planting, irrigation, concrete walkway, benches and possible public artwork.

Location:

Intersection of Jasmine Avenue and East Coast Highway (adjacent to Hobie Sports) in Corona del Mar.

	FY 2013-14
Design/Environmental	\$10,000
Right-of-Way, Land Acquisition	\$0
Construction	\$80,000
Other	\$0
Total	\$90,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7015	C4002011	\$0	\$90,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$90,000

PROJECT TOTAL **\$90,000**

Seawall and Bulkhead Modifications

Category: Parks, Harbors and Beaches

This project continues the consultant process of developing conceptual design and plans for the eventual replacement of the entire seawall around both Balboa Islands. Design efforts will also include public outreach and concept approval, necessary CEQA review, technical support and assistance with State Lands, California Coastal Commission, other regulatory reviews and permitting, final plan development, and construction phasing. A couple of other city bulkhead walls may be reviewed. Necessary rehabilitations may be part of this budgeted item.

Location:

Balboa Islands and various other locations (typically street ends) that have public walls needing rehabilitation

	FY 2013-14
Design/Environmental	\$200,000
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$0
Total	\$200,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4402007	\$200,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$200,000	\$0

PROJECT TOTAL	\$200,000
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Sunset Ridge Park

Category: Parks, Harbors and Beaches

The project provides a new park in West Newport with active and passive uses. When completed, Sunset Ridge Park will provide baseball and soccer fields, restrooms and picnic facilities, flower gardens and coastal views. The project also includes the creation of several acres of environmental habitat for endangered species. The California Coastal Commission approved a Coastal Development Permit in August 2012. Upon issuance of the permit from the Coastal Commission, the project can proceed with bidding for construction.

Location:

West Coast Highway and Superior Avenue

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$8,750,000
Other	\$0
Total	\$8,750,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Major Facilities Master Plan	7412	C5100515	\$8,750,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$8,750,000	\$0

PROJECT TOTAL **\$8,750,000**

Sunset View Park

Category: Parks, Harbors and Beaches

This project consists of completing park improvements on vacant property east side of Superior Avenue adjacent to Villa Balboa Community Association. Park improvements include grading, groundcover and turf planting, irrigation installation, concrete walkway construction, and bench and trash receptacle placement. Major funding for this project includes a contribution from Hoag Hospital.

Location:

East of Superior Avenue, south of Villa Balboa Community Association and northwest of Hoag Hospital cogeneration plant.

	FY 2013-14
Design/Environmental	\$50,000
Right-of-Way, Land Acquisition	\$0
Construction	\$150,000
Other	\$0
Total	\$200,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7015	C4002012	\$0	\$50,000
Contributions	7251	C4002012	\$0	\$150,000
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$200,000

PROJECT TOTAL	\$200,000
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Tidegate Retrofit and Upgrades

Category: Parks, Harbors and Beaches

This project provides for the installation of new tidegates and hardware to replace existing deteriorated and high maintenance units within Balboa Peninsula and Balboa Island. Provisions for automated operations to reduce maintenance costs will be implemented to the extent possible.

Location:

Balboa Island and Balboa Peninsula

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$640,000
Other	\$0
Total	\$640,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C2502009	\$540,000	\$100,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$540,000	\$100,000

PROJECT TOTAL	\$640,000
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Vessel Waste Pumpout Station Replacement

Category: Parks, Harbors and Beaches

This project consists of replacing the harbor's five vessel waste pumpout stations which are aging and have exceeded their expected life due to heavy usage by the public. The Department of Boating and Waterways provides grants to cover 75% of the cost of purchase and installation. Majority funding for this project comes from a grant from the Department of Boating and Waterways.

Location:

Pumpout stations are located at Washington Street, Fernando Street, 15th Street, and the Balboa Yacht Basin

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$80,000
Total	\$80,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Tide and Submerged Lands	7231	C4402014	\$20,000	\$0
Contributions	7251	C4402014	\$60,000	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$80,000	\$0

PROJECT TOTAL	\$80,000
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Big Canyon Wash Restoration

Category: Water Quality and Environmental

This project is a continuation of a multi-phase plan to restore Big Canyon Wash area. This year's objectives begins invasive plant removal, native plant restoration and trail creation west of Jamboree Road, and removal of selenium hot spots located in the Big Canyon Golf Course. Major funding comes from a settlement agreement with the Irvine Company.

Location:

Big Canyon Golf Course and Big Canyon Restoration area West of Jamboree Road.

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$1,575,000
Other	\$0
Total	\$1,575,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7014	C5002004	\$75,000	\$0
Contributions	7251	C5002004	\$1,500,000	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$1,575,000	\$0

PROJECT TOTAL **\$1,575,000**

MWDOC Rebate Project

Category: Water Quality and Environmental

The City's irrigation runoff reduction program in Newport Coast encourages property owners to install Smart irrigation controllers. These controllers use weather information and site conditions to tailor watering schedules and run times automatically to conserve water and reduce runoff from residential properties. Rebates received from Metropolitan Water District (MWDOC) are used to install Smart controllers in the Newport Coast watershed area.

Location:

Newport Coast Watershed

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$70,000
Total	\$70,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Environmental Contributions	7255	C5100968	\$70,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$70,000	\$0

PROJECT TOTAL	\$70,000
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Newport Beach ASBS Protection Program

Category: Water Quality and Environmental

State Proposition 84 grant funds were awarded to the City to complete various water quality improvements in the Newport Coast and Big Canyon watersheds and Areas of Special Biological Significance (ASBS). City funds and a contribution from MiOcean have been added to the budget to provide match funding for the design and installation of interpretive signs on pathways leading down to the ASBS public areas and to perform analyses of public and water chemistry impacts to the ASBS.

Location:

Newport Coast and Big Canyon watersheds and adjacent Areas of Special Biological Significance, including pathways leading to Little Corona Beach and Crystal Cove State Park.

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$90,000
Other	\$0
Total	\$90,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7014	C5002006	\$0	\$32,000
Contributions	7251	C5002006	\$0	\$8,000
Environmental Contributions	7255	C5002006	\$50,000	\$0
			\$0	\$0
TOTAL			\$50,000	\$40,000

PROJECT TOTAL **\$90,000**

Santa Ana Delhi Regional Project

Category: Water Quality and Environmental

The City of Santa Ana is the lead agency for a diversion project on the Santa Ana Delhi Channel near Mesa Drive. This project diverts dry-weather flows to a golf course lake or a sanitary sewer and proposes to eliminate bacteria, metals and other pollutant loads from entering the bay. The cities of Newport Beach and Costa Mesa and the County of Orange are partners on this project.

Location:

Newport Beach Golf Course, 3100 Irvine Avenue

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$1,700,000
Other	\$0
Total	\$1,700,000

FUNDING SOURCE	DIVISION NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Contributions	7251	C5002019	\$0	\$1,700,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$1,700,000

PROJECT TOTAL	\$1,700,000
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Storm Drain Interceptors - Tier I

Category: Water Quality and Environmental

OCTA (Measure M2 Tier I FY12/13 Water Quality Improvement Program) provides funds to clean urban and storm runoff associated with our transportation corridors. Several locations have been identified where storm interceptors and trash skimmers can be installed to clean water before it enters the bay or ocean. Tier I funding provides for the installation of continuous deflector separation (CDS) units on storm drains and marina trash skimmers in the bay to capture trash, aromatic hydrocarbons, sediment and other constituents. Measure M2 Tier I funds require a 25 percent match.

Location:

Various locations where storm drain discharge to the ocean or bay, including Balboa Coves, Pelican Point HOA, Dover Drive and Backbay Drive near the Hyatt.

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$531,180
Other	\$0
Total	\$531,180

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7012	C2502010	\$127,100	\$20,510
Measure M Competitive	7284	C2502010	\$383,570	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$510,670	\$20,510

PROJECT TOTAL	\$531,180
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Storm Drain Interceptors - Tier II

Category: Water Quality and Environmental

OCTA (Measure M2 Tier II FY13/14 Water Quality Improvement Program) provides funds to clean urban and storm runoff associated with our transportation corridors. Two locations have been identified where storm interceptors could be installed to clean water before it enters the bay or ocean. Tier II funding provides for the installation of continuous deflector separation (CDS) units on storm drains to capture trash, aromatic hydrocarbons, sediment and other constituents. This Measure M2 project requires a 30 percent match.

Location:

Various locations where storm drain discharge to the ocean or bay, including Carnation Avenue and Bayside Drive.

	FY 2013-14
Design/Environmental	\$100,000
Right-of-Way, Land Acquisition	\$0
Construction	\$868,300
Other	\$0
Total	\$968,300

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7012	C2502015	\$0	\$241,490
Measure M Competitive	7284	C2502015	\$208,480	\$518,330
			\$0	\$0
			\$0	\$0
TOTAL			\$208,480	\$759,820

PROJECT TOTAL	\$968,300
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Newport Boulevard Water Main Rehabilitation

Category: Water

This project involves the rehabilitation of the 20-inch and 16-inch Transmission Main on Balboa Boulevard from 19th Street to the Channel Bridge as identified in the Water Master Plan. Part of this project area is located within the Via Lido to 30th Street Newport Boulevard Street Improvement project and lines in this section need to be rehabilitated prior to the start of the street improvements. Plans and specifications will be prepared by staff and/or a consultant. Construction will be performed by a private contractor.

Location:

Newport Boulevard from Channel Bridge to 19th Street

	FY 2013-14
Design/Environmental	\$80,000
Right-of-Way, Land Acquisition	\$0
Construction	\$420,000
Other	\$0
Total	\$500,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Water Enterprise	7511	C6002014	\$0	\$500,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$500,000

PROJECT TOTAL	\$500,000
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Pump Station and Well Site VFD Improvements

Category: Water

The project involves removing and replacing the existing electrical starters and motors at the Dolphin and Tamura Wells and 16th Street pump station with new variable frequency drive starters and inverter motors. Water production efficiency is expected to be improved and electrical consumption reduced by approximately 25 percent. Energy savings and incentives will in turn pay for the project costs. The calculated payback period for the Dolphin and Tamura Wells is estimated to be less than three years. Two pumps and VFDs will be installed at the 16th Street station with an estimated energy savings payback period of six years. Plans and specifications will be prepared by consultant. Construction will be performed by a private contractor.

Location:

16th Street Utilities Yard and Fountain Valley Well Field

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$980,000
Other	\$0
Total	\$980,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Water Enterprise	7523	C6002013	\$330,000	\$650,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$330,000	\$650,000

PROJECT TOTAL	\$980,000
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Water Main Cathodic Protection Program

Category: Water

This project involves the replacement of sacrificial anodes that were installed when the major transmission mains were built in the mid 1990s as part of the groundwater development system. Anodes were placed on these metal pipelines to minimize corrosion of the pipelines and extend their useful life. A recent report has shown that the anodes have been depleted and that corrosion is now able to impact the transmission mains. It is recommended that new anodes be installed throughout the various transmission main systems. Plans and specifications will be prepared by consultant. Construction will be performed by a private contractor.

Location:

Various

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$150,000
Other	\$0
Total	\$150,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Water Enterprise	7511	C6002012	\$150,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$150,000	\$0

PROJECT TOTAL	\$150,000
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Water Main Master Plan Program

Category: Water

This project involves the removal and replacement of older cast iron water mains identified in the Water Master Plan. This year's project will focus on pipelines near River Avenue between 41st and 44th Streets that have experienced breaks several times in the past few years. Other mains in the Corona del Mar area will also be replaced upon completion of the Corona del Mar Transmission Main Project. Additional smaller segments might also be replaced throughout different parts of the City as needed. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor.

Location:

Various

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$1,000,000
Other	\$0
Total	\$1,000,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Water Enterprise	7511	C6001000	\$0	\$1,000,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$1,000,000

PROJECT TOTAL	\$1,000,000
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Big Canyon and Port Streets Sewer Diversion Improvements

Category: Wastewater

Two subdrains and an underdrain in the vicinity of Big Canyon Reservoir are suspected to have high concentrations of selenium. Low flow diversions to the sewer of these sources will help reduce downstream impacts. Staff will design diversions at three points (Port Streets, Yacht Streets, Reservoir) to the sanitary sewer.

Location:

San Miguel Drive and Newport Hill Drive East

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$76,980
Other	\$0
Total	\$76,980

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Wastewater Enterprise	7541	C7002004	\$76,980	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$76,980	\$0

PROJECT TOTAL	\$76,980
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Saint James Road Sewer Relocation

Category: Wastewater

This project relocates the sewer main behind homes along Saint James Road to a property below the hillside at 745 Dover Drive. Plans are underway to construct a new medical office building at 745 Dover Drive. With the lot cleared, there is an opportunity to move the hillside sewer to a more accessible location, which was recommended in a recently completed Master Plan. Plans will be prepared by staff and/or a consultant. Construction will be performed by a private contractor.

Location:

St. James Road and 745 Dover Drive

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$228,000
Other	\$0
Total	\$228,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Wastewater Enterprise	7541	C7002005	\$228,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$228,000	\$0

PROJECT TOTAL	\$228,000
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Sewer Pipeline Point Repairs and Lining

Category: Wastewater

Wastewater Discharge Regulations require the City wastewater system to be inspected with cameras. Sewer line areas discovered to be damaged, deteriorated or problematic are packaged into projects so repairs can be made. This program funds these ongoing repair projects and priority projects identified in the Wastewater Master Plan. Plans and specifications will be prepared by staff. Construction will be performed by a private contractor.

Location:
Citywide

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$100,000
Other	\$0
Total	\$100,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Wastewater Enterprise	7541	C7001002	\$0	\$100,000
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$0	\$100,000

PROJECT TOTAL	\$100,000
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Wastewater Master Plan Rate Study

Category: Wastewater

This project provides funding for a comprehensive Wastewater and Reclaimed Water Rate Study. Staff recently completed the Wastewater Master Plan. The next step is to determine the necessary funding to construct recommended improvements and to review the City's rate structure. Also, the reclaimed water system, constructed ten years ago by the Orange County Water District, will be studied to assess current and potential future users for maximum use. Reclaimed water rates were set when the reclaimed water system was constructed. The work also includes an analysis of those rates as part of wastewater rate structure review.

Location:

N/A

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$50,000
Total	\$50,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Wastewater Enterprise	7541	C5600934	\$50,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$50,000	\$0

PROJECT TOTAL	\$50,000
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Local Coastal Program Plan Implementation

Category: Miscellaneous

The City has a certified Coastal Land Use Plan (LUP), but has not yet developed its Implementation Plan (IP). Approximately 70 “Approval in Concepts” are processed each year. A certified LCP eliminates the burden of obtaining coastal development permits from the Coastal Commission, reducing time and expenses to develop in the community. Development of the implementation plan would require assistance from an outside consultant to write the document, develop the CEQA documentation and conduct a public outreach program. Special studies may also be required such as assessing alternative transportation (shuttles, off-Peninsula parking, etc.) and lower cost visitor accommodations.

Location:

N/A

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$75,000
Total	\$75,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7014	C8002031	\$75,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$75,000	\$0

PROJECT TOTAL	\$75,000
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Santa Ana Heights Utility Undergrounding

Category: Miscellaneous

Work is underway to underground utility facilities in Santa Ana Heights and rehabilitate the area's streets pursuant to City Council action on October 11, 2005, and County Board of Supervisors action on March 27, 2007. This project provides for incidental expenses during the construction phase of the project.

Location:

Santa Ana Heights

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$100,000
Other	\$0
Total	\$100,000

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
Santa Ana Heights	7459	C5100879	\$100,000	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$100,000	\$0

PROJECT TOTAL	\$100,000
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SCE Rule 20A Credits Purchase

Category: Miscellaneous

This provides funding for the purchase of SCE Rule 20A utility undergrounding funding credits from other agencies willing to sell their surplus credits. Last fiscal year, the City was able to purchase surplus credit at a 50% discount from other cities in Orange County. Staff expects to purchase additional Rule 20A credits this fiscal year with similar terms to advance the City's next Rule 20A priority projects. Rule 20A projects generally convert overhead utility facilities to underground where there is a benefit to the general public such as along a major traffic corridor.

Location:
N/A

	FY 2013-14
Design/Environmental	\$0
Right-of-Way, Land Acquisition	\$0
Construction	\$0
Other	\$142,400
Total	\$142,400

FUNDING SOURCE	FUND NO.	PROJECT NO.	REBUDGET \$	BUDGET \$
General Fund	7014	C8002022	\$142,400	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
TOTAL			\$142,400	\$0

PROJECT TOTAL	\$142,400
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Attachment No. PC 3

Fiscal Year 2013-2014 Capital
Improvement Program Power Point
presented to City Council on May 14,
2013

Public Works Department

FY 2013-2014 Capital Improvement Program



City Council Study Session
May 14, 2013

Capital Improvement Program

- Sets Priorities and Appropriates Funds
- Provides a Basis for Project Planning and Identifies Potential Conflicts
- Develops and Constructs Identified Public Improvements
- Addresses Significant Maintenance Projects
- Responds to Changing Priorities and Conditions (which evolve – so CIP does, too)

Goals Met in 2012-2013

**On Schedule
(Within 2 months)**

Actual 89%

Goal 85%

**Within Approved Budget
(Includes Contingency)**

Actual 100%

Goal 90%

- ✓ **18 Major Construction Projects Completed**
Total Cost: \$14.5 Million



Some Ongoing Construction Work in Progress

(Approximately \$30 Million In Design and Construction)

- Marina Park, Sunset Ridge Park & Sunset View Park
- Civic Center Project (almost done)
- Santa Ana Heights Street Improvements
- Peninsula Point Pavement Replacement
- Alley Replacement – Central Balboa & Newport Heights
- Big Canyon Reservoir Cover Replacement
- Street Concrete Replacement and Pavement Slurry
- Balboa Boulevard Landscape Beautification
- Corona Del Mar Water Transmission Main
- Newport Coast ASBS Water Quality Projects

Great News for 2013-14

- Neighborhoods Being Beautified
- More Parks Underway
- City Pavement Condition Improving
- Back to a \$5M General Fund Investment
- Capital Investment in Newport Harbor
- Signal Synchronization – last year!

How are Projects Selected for the CIP?

- City Master Plans
 - Facilities Financing Planning Tool
 - Pavement Management Plan
 - Water Master Plan
 - Sewer Master Plan
 - Tidelands Capital Plan
- Projects supporting Council priorities
- Identified by Council, Community or Staff
- Required by Federal, State or Legal Action

Address City Council Priorities

Neighborhood Revitalization:

- Rehabilitate Aging Public Infrastructure
- Improve Citywide Traffic Flow
- Install New or Improved Landscaping
- Encourage Private Redevelopment
- Build/Improve Parks & Recreational Facilities
- Underground Utilities along Major Arterials

Address City Council Priorities

Tidelands Management:

- Improve Boating and Visitor-Supporting Facilities and Services
- Maintain/Repair Beaches, Piers, Bulkheads and Seawalls
- Dredging
- Improve Water Quality

Proposed 2013-14 CIP Budget

Includes 73 Items

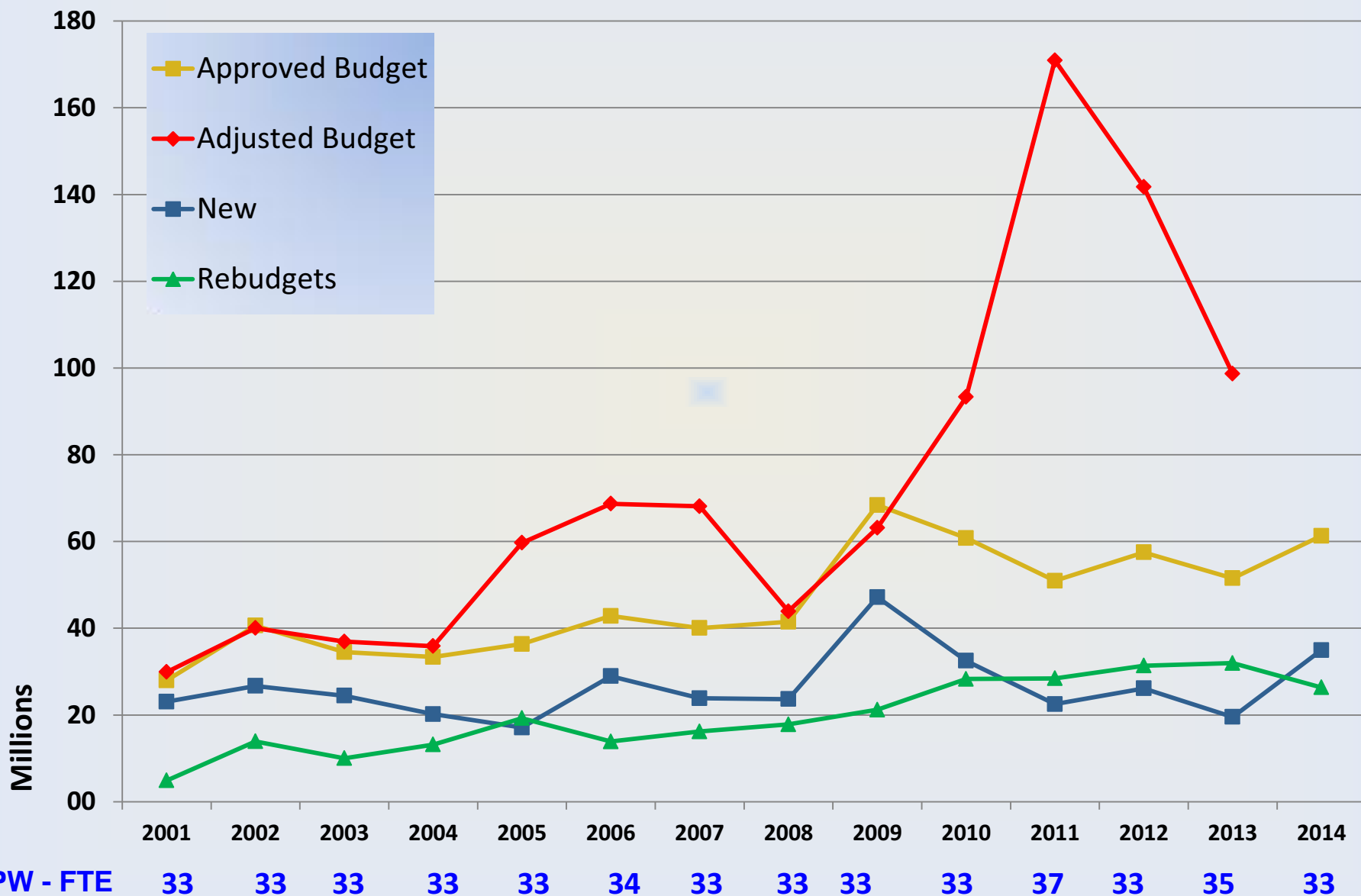
- Projects, Programs, Supplementary Expenses

Total = \$61 Million

- \$35 Million New Funding
- \$26 Million Re-Budgets



CIP Funding History





**COUNCIL PRIORITY:
QUALITY FACILITIES**

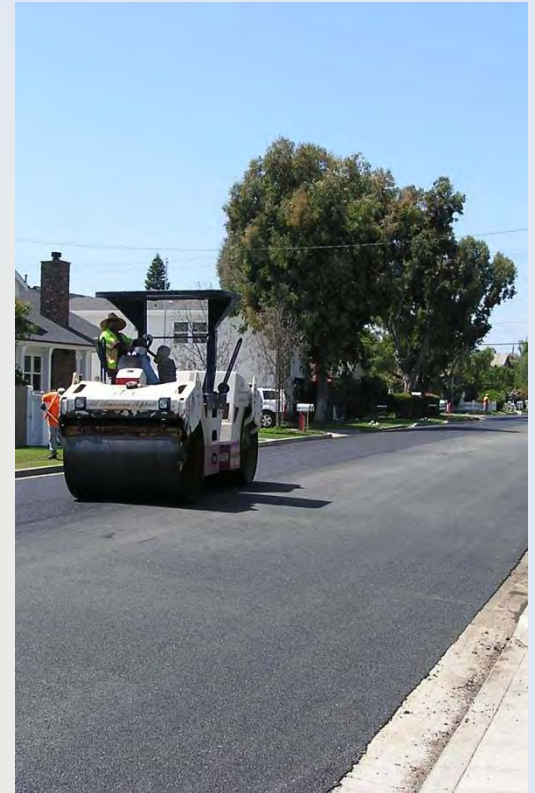
Facilities

\$4.2 Million

Project Highlights:

- CdM Fire Station Rebuild (Design)
- Lifeguard Headquarters Interior Rehabilitation
- Police Facility HVAC Replacement
- Big Canyon Reservoir – Aux. Maintenance Yard
- San Miguel Park Restroom and Picnic Area Rebuild
- Newport Coast Community Center Stage





**COUNCIL PRIORITY:
QUALITY STREETS**

Streets and Drainage

\$18 Million



\$8.3 Million for Arterial Streets

\$6.2 Million for Local Streets

\$2.8 Million for Street Landscaping

\$0.7 Million for Drainage

Pavement Management Plan

CITY OF NEWPORT BEACH PUBLIC WORKS DEPARTMENT PAVEMENT MAINTENANCE FORECAST (AS OF 4/12/2013)

LEGEND

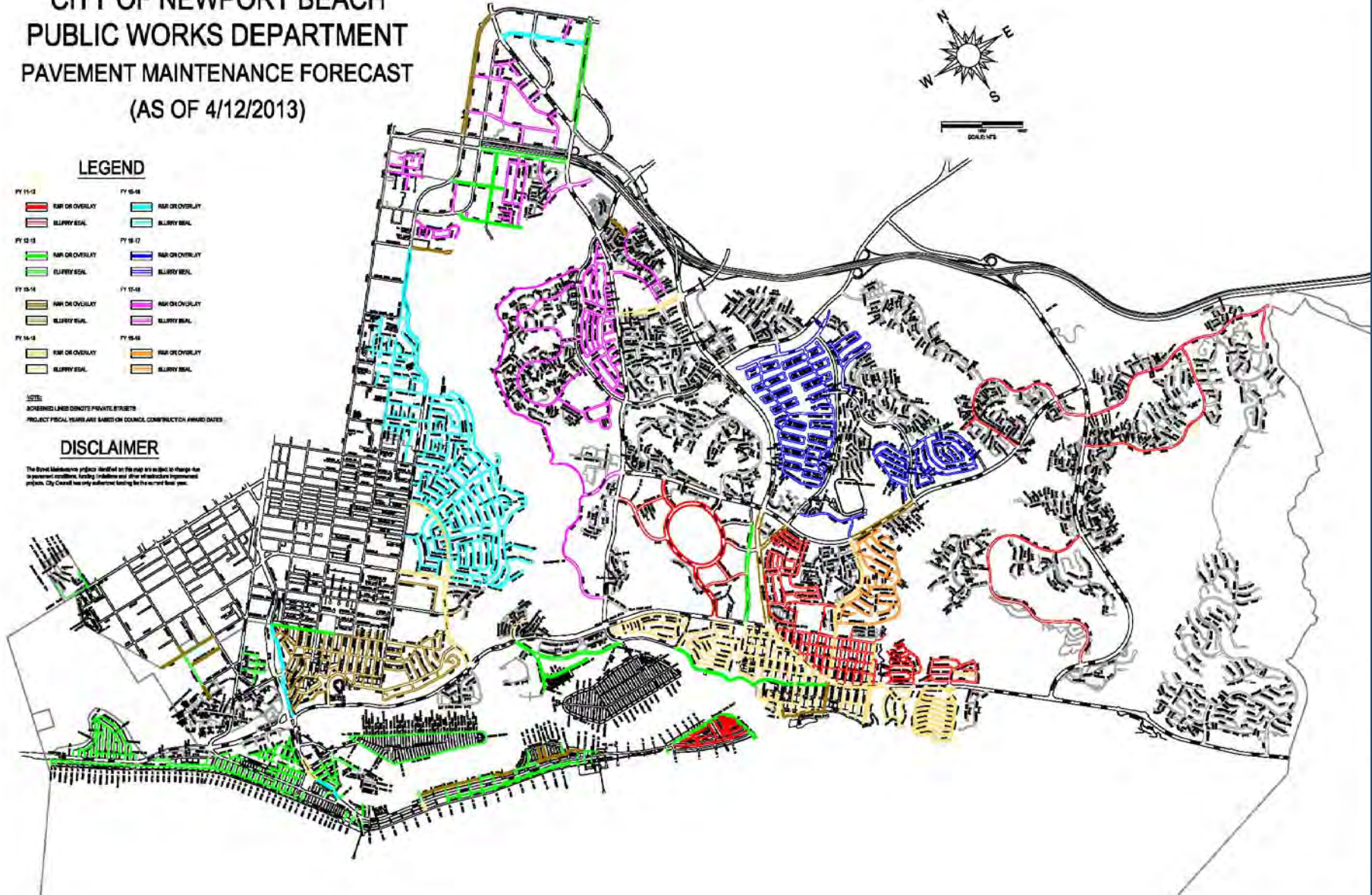
FY 11-12	FY 16-18
HAZ ON OVERLAY	HAZ ON OVERLAY
SLURRY SEAL	SLURRY SEAL
FY 12-13	FY 17-19
HAZ ON OVERLAY	HAZ ON OVERLAY
SLURRY SEAL	SLURRY SEAL
FY 13-14	FY 18-20
HAZ ON OVERLAY	HAZ ON OVERLAY
SLURRY SEAL	SLURRY SEAL
FY 14-15	FY 19-21
HAZ ON OVERLAY	HAZ ON OVERLAY
SLURRY SEAL	SLURRY SEAL

NOTES

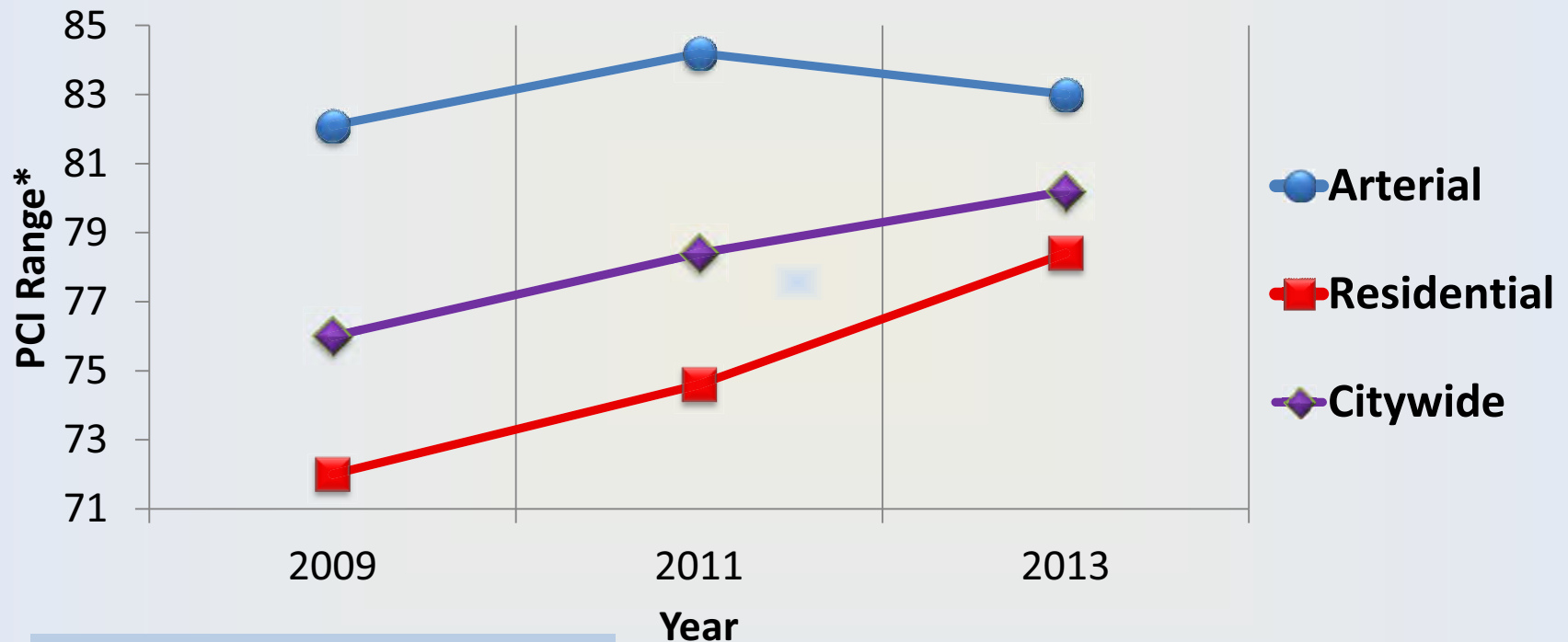
SCHEDULED LINES DENOTE PRIVATE STREETS
PROJECT FISCAL YEARS ARE BASED ON COUNCIL CONSTRUCTION AWARD DATES

DISCLAIMER

The Street Maintenance projects identified on this map are subject to change due to pavement conditions, funding availability and other infrastructure improvement projects. City Council has only authorized funding for the current fiscal year.



Pavement Condition Index (PCI) History



*PCI Range Street Condition

86-100 Excellent

71-85 Very Good

56-70 Good



PAVEMENT 101 – A SHORT COURSE

Slurry Seal

(non-structural)

Extends the Life of a Street



Pavement Overlay

(structural)

Grinds Off and Replaces Top Layer



Pavement Reconstruction

(structural)



Street Improvements

Arterial Streets:

- Newport Blvd. / 32nd Street Modification
- West Coast Hwy/Old Newport Road Modification
- Dover Drive/Westcliff Pavement Rehabilitation
- Jamboree Road Paving Rehabilitation
- Campus Drive & San Joaquin Hills Road Overlay
- Major Arterial Point Repairs
 - Newport Boulevard (Peninsula)
 - Newport Coast
 - MacArthur Boulevard & Coast Highway
 - Bonita Canyon Drive

Street Improvements

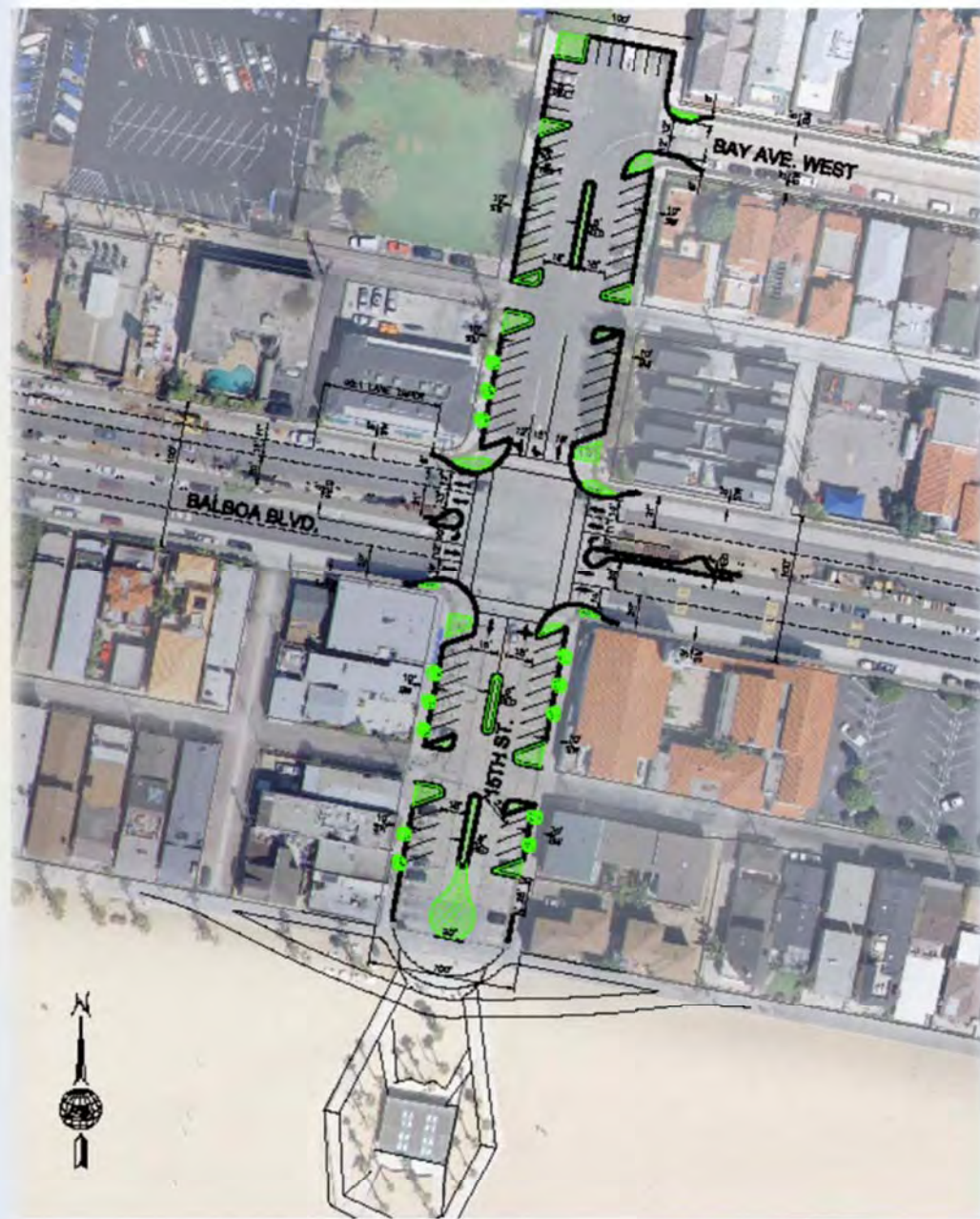
Local/Residential Streets:

- Residential Street Overlay
- Annual Slurry Seal Program
- Park Avenue Bridge over Grand Canal
- Concrete Pavement Reconstruction
- Annual Sidewalk, Curb & Gutter Replacement
- Bay Avenue Pavement Reconstruction
- 15th Street / Balboa Boulevard Pavement Reconstruction





15th Street / Balboa Boulevard
Reconstruction



Street Improvements

Project	Neighborhood Revitalization Goal?
Bristol Street South Median	Yes
Balboa Blvd. Landscape Revitalization	Yes
CdM Entry Plaza Improvements	Yes
Coast Highway - Santa Ana River to Newport Blvd.	Yes
15 th Street and Monrovia Avenue	No

Street Improvements

15th / Monrovia, Bristol South





**COUNCIL PRIORITY:
BIKES, SIGNALS, PED-FRIENDLY**

Traffic

\$3.1 Million



- East Bluff Bike Lanes
- Traffic Signal Rehabilitation
- Bayside Cove Public Walkway
- East Coast Highway Signal Rehabilitation
- Traffic Signal Modernization – Phase 6 & 8
- Bonita Canyon Sports Park- Parking Improvements

Traffic Signal Modernization

Phases 1-5 & 7 Completed

91 Intersections

28 CCTV Cameras

New Traffic Management Center



- ✓ Increased Reliability
- ✓ Improved Traffic Flow
- ✓ Quicker Response to Incidents



Final Remaining Phases

Spring 2014 - Phase 6:

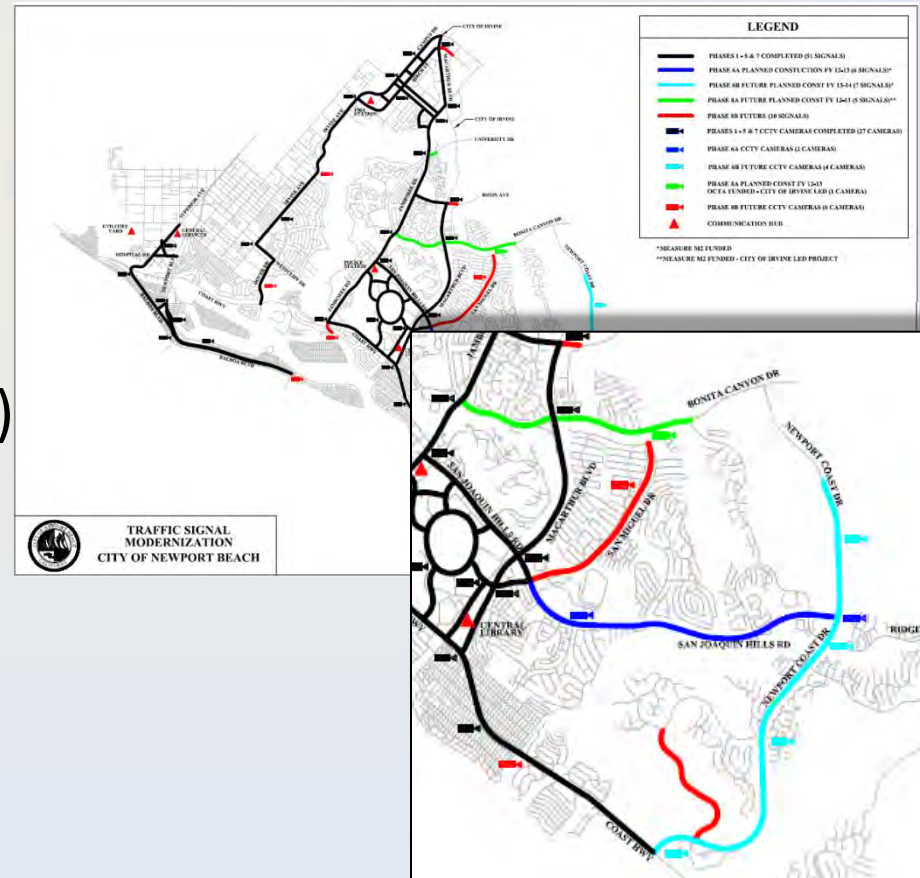
(Newport Coast, Pelican Hill & San Joaquin Hills)

13 Intersections
6 CCTV Cameras

Fall 2014 - Phase 8:

(San Miguel, Bonita Canyon, Ford)

13 Intersections
7 CCTV Cameras





Parks, Harbors and Beaches

\$27.6 Million

Tideland Projects

\$1.9 Million

Pier Improvements

\$1 Million

- Beach Sand Management and Minor Dredging
- Vessel Waste Pumpout Station Replacement
- Ocean and Harbor Pier Maintenance
- Mooring Field Realignment
- Tidegate Retrofits and Upgrades
- Seawall and Bulkhead Modifications
- Eel Grass Surveys
- RGP 54 Permit

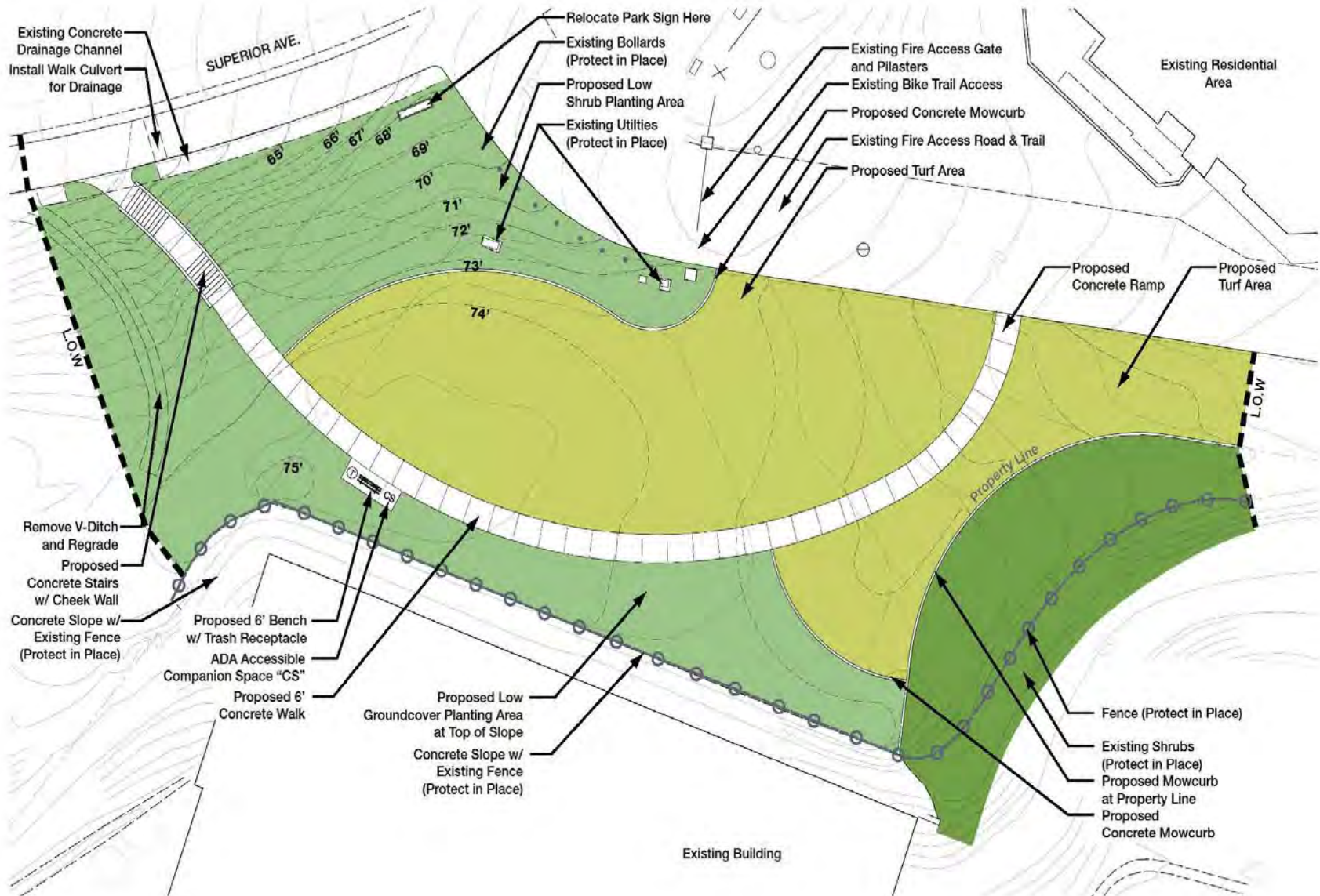


Park Improvements

\$24.6 Million

- Marina Park
- Sunset Ridge Park
- Back Bay View Park Enhancement
- Sunset View Park Expansion
- CdM Pocket Park



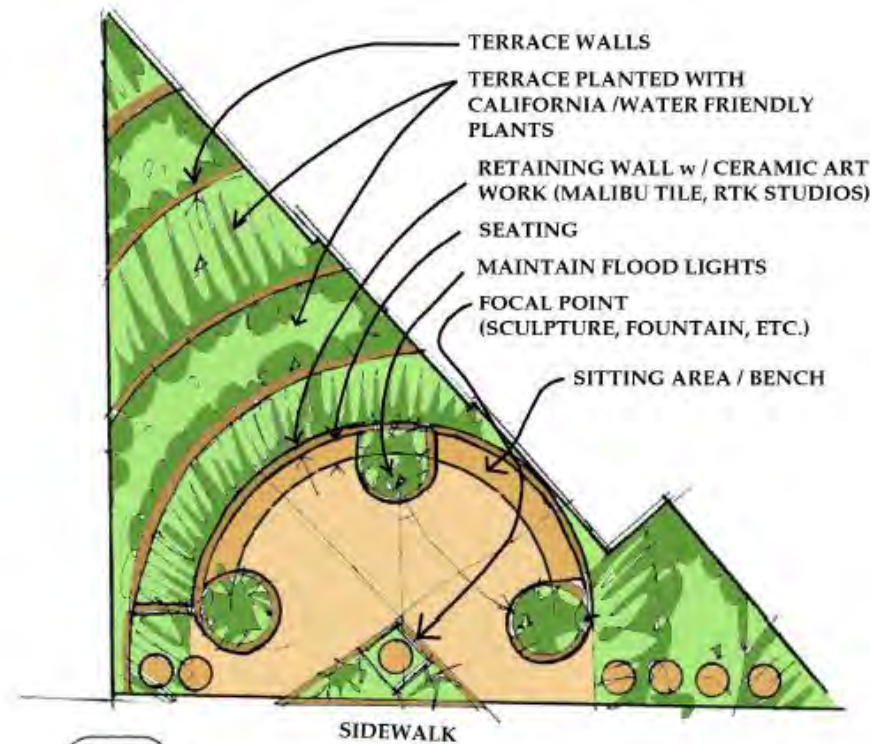


Park Concept Plan

Sunset View Park
Concept Design
Newport Beach, California

Prepared for:
City of Newport Beach

Sunset View Park Expansion



Hobie / Hurley Pocket Park - Corona del Mar

RON YEO, FAIA ARCHITECT, INC. 500 JASMINE AVENUE CORONA DEL MAR, CALIFORNIA 92625 PHONE (949) 644-8111

Pocket parks are small parks accessible to the general public. Pocket parks are frequently created on a single vacant lot or on small, irregular pieces of land.

Pocket parks can be urban, suburban or rural, and can be on public or private land. Although they are too small for physical activities, pocket parks provide greenery, a place to sit outdoors, and sometimes a children's playground. They may be created around a monument, historic marker or art project. In urbanized areas, particularly business districts where land is very expensive, pocket parks are often the only option for creating new public spaces without large-scale redevelopment.

The potential to create a pocket park in a small triangle of land in front of the Hobie Sports building was identified in the CdM Vision Plan. It is an opportunity to create a pedestrian resting place and enhance the walking experience in Corona del Mar. It is also the opportunity to create a demonstration garden to illustrate how California or water friendly plants can be used to create aesthetically pleasing gardens and landscapes that conserve water. It is also an opportunity to create a more visually appealing public space in front of the ever changing mural wall of Hobie Sports which has become an iconic image of Corona del Mar. It is an opportunity to provide a foreground which will highlight and enhance this artwork.



Corona del Mar Business Improvement District
City of Newport Beach

Vision 2020

The Revitalization of
Corona del Mar's Village Business Improvement District

Corona del Mar Pocket Park

Water Quality & Environmental

\$4.9 Million

- Storm Drain Interceptors
- Big Canyon Wash Restoration
- Newport Coast ASBS Protection Program
- Santa Ana Delhi Regional Project
- MWD OC Rebate Project



Water System

\$2.6 Million

- Newport Boulevard Water Main Improvements
- Water Main Cathodic Protection Program
- Aging Water Main Replacement Program
- Pump Station and Well Site VFD Improvements



Wastewater System

\$454,980



Project Highlights:

- Big Canyon & Port Streets Sewer Diversions
- Saint James Road Sewer Relocation
- Sewer Pipeline Point Repairs & Lining
- Wastewater Master Plan Rate Study

Miscellaneous

\$317,400



- Local Coastal Program Plan Adoption
- SCE Rule 20A Undergrounding

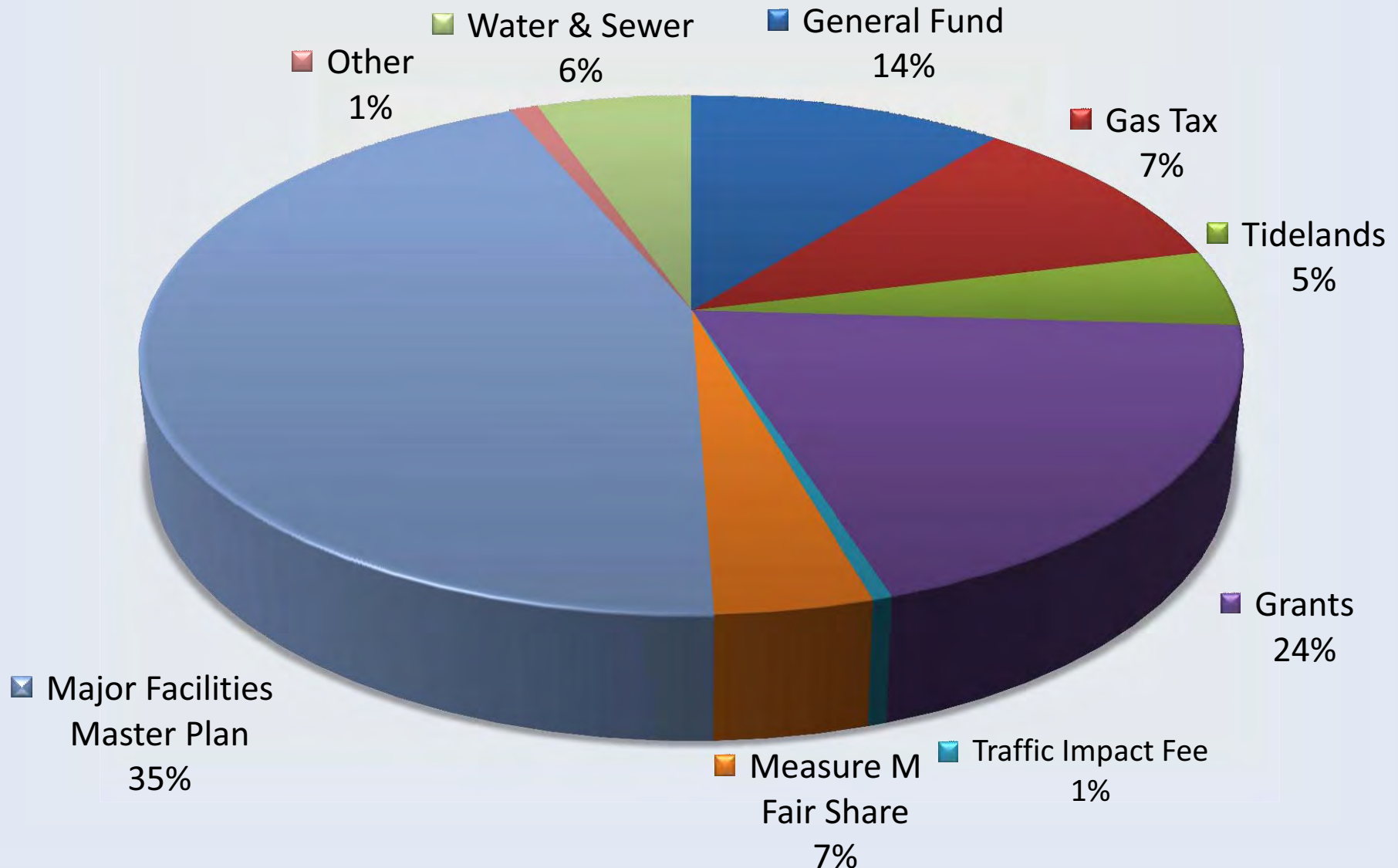


CIP Budget Summary

Category	Re-budget	New Budget	%	Total
Facilities	\$1,161,601	\$3,050,000	7%	\$4,211,601
Streets & Drainage	\$5,043,920	\$12,909,500	29%	\$17,953,420
Traffic	\$1,153,695	\$1,976,000	5%	\$3,129,695
Parks, Harbors & Beaches	\$15,415,000	\$12,240,000	45%	\$27,655,000
Water Quality/Environmental	\$2,414,150	\$2,520,330	8%	\$4,934,480
Water	\$480,000	\$2,150,000	4%	\$2,630,000
Wastewater	\$354,980	\$100,000	1%	\$454,980
Miscellaneous	\$317,400	\$0	1%	\$317,400
Total	\$26,340,746	\$34,945,830	100%	\$61,286,576

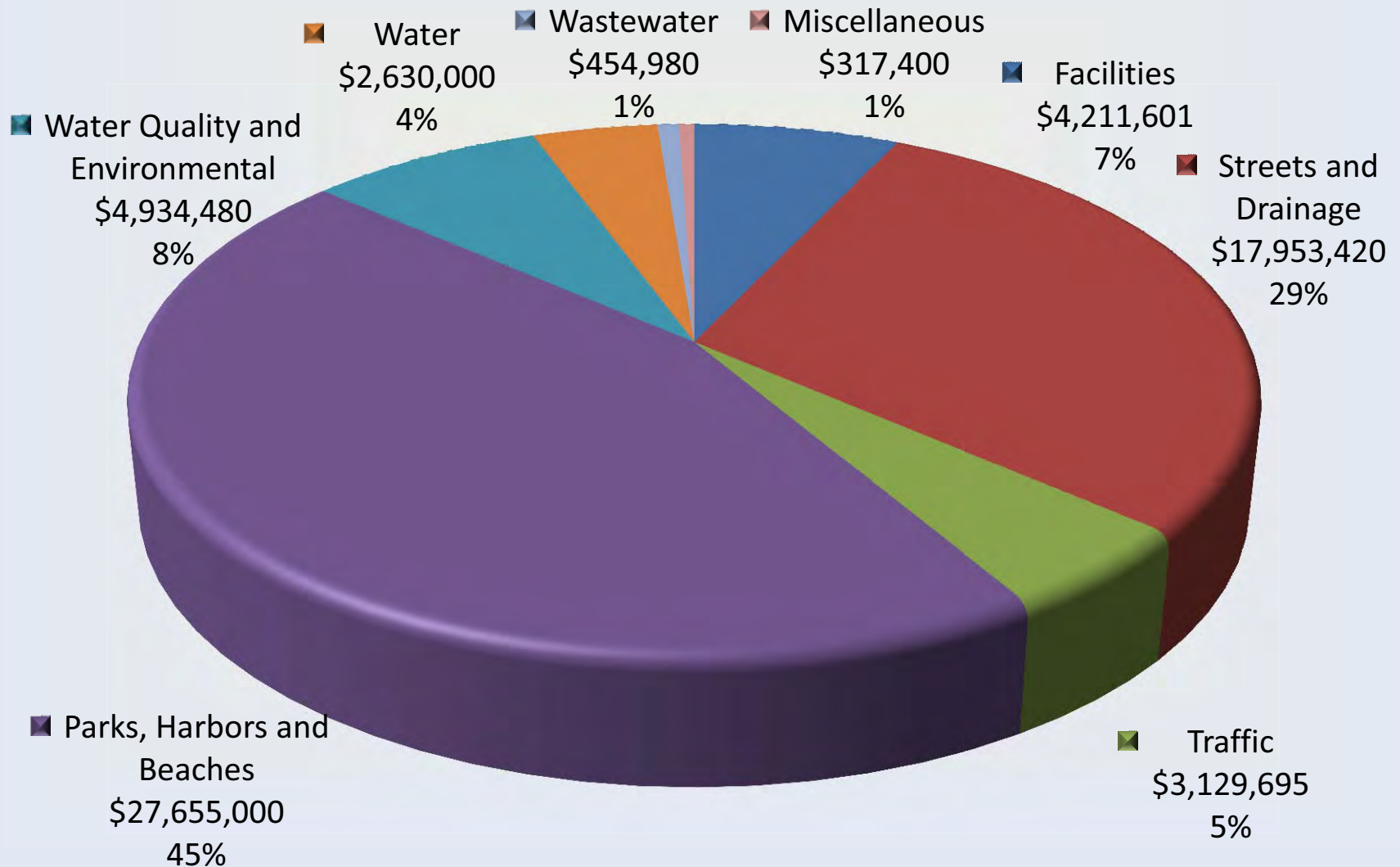
Proposed CIP – Funding by Source

Total New Funding = \$34,945,830



Proposed CIP – Funding by Category

Total Proposed Budget = \$61,286,576



The Great News

- Neighborhoods Being Beautified
- More Parks Underway
- City Pavement Condition Improving
- Back to a \$5M General Fund Investment
- Capital Investment in Newport Harbor
- Signal Synchronization – last year!

Checking In

- Going the right direction?
- Some items not included in this year's CIP:
 - Direction on CdM Entryway Enhancement Project and funding \$400K
 - West Coast Highway Landscape Enhancements full design funding \$650K
 - Selenium Sediment Removal in Big Canyon Lakes \$400K
 - City Street Light Circuit Rehabilitation \$665K

Questions & Comments



Your **Public Works Department**
A Well-Engineered Machine

Protecting and Providing Quality
Public Improvements and Services

www.newportbeachca.gov/budget





**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 644- 3235**

Memorandum

To: Planning Commission
From: Patrick J. Alford, Planning Manager
Date: May 30, 2013
Re: June 6, 2013, Meeting – Discussion Item on Residential Lot Mergers (PA2012-102)

Background

Code Amendment CA2012-007 would modify the residential development standards so that the merger/reconfiguration of two or more lots would not result in an increase in the maximum amount of floor area that could have otherwise been developed prior to the merger/reconfiguration. The Council referred the matter back to the Planning Commission for additional consideration.

On May 9, 2013, the Planning Commission conducted a discussion on residential lot mergers to explore this issue further and provide direction to staff. Following extensive discussion, the Planning Commission directed staff to evaluate the following approaches or issues:

1. Revise the required findings to approve a lot merger:
 - a. Reconsider subjective language regarding “excessively large lots” and “surrounding development”
 - b. Distinguish between impacts to adjacent lots and the neighborhood
 - c. Consider impacts to adjacent lots over those to the neighborhood and community
2. Establish side setbacks proportional to lot width, up to 5-feet
3. Maintain pre-merger floor area limits
4. Avoid making existing development non-conforming
5. Exempt merging substandard lots

6. Apply City-wide, as practical
7. Impacts of merging more than 2 lots.

Discussion

To facilitate discussion of lot mergers, staff prepared examples of possible approaches using the direction provided by the Planning Commission. These are not presented as recommended actions or standards; however, they are intended to provide the Planning Commission with examples that could be explored further.

Required Findings

To approve a lot merger, Section 19.68.030 (H) of the Subdivision Code requires a finding that “the lots as merged will be consistent with the surrounding pattern of development and will not create an excessively large lot that is not compatible with the surrounding development.”

To address the Planning Commission’s concern about the subjective nature of this finding, staff suggests adding “considerations” to guide the review authority as to the type of lot mergers the City is attempting to avoid. The example below shows how Finding No. 5 could be revised:

Example

5. *The lots as merged will be consistent with the ~~surrounding~~ pattern of development in the vicinity and will ~~not create an excessively large lot~~ result in a lot width, depth, or orientation, or development site that is not compatible with the ~~surrounding~~ adjoining and adjacent development. In making this finding, the review authority may consider the following:*
- a. Whether the merged lots would significantly deviate from the development pattern of adjoining and adjacent lots in a manner that would result in a material detriment to the use and enjoyment of other properties;
- b. Whether the merged lots would be consistent with the character or general orientation of other lots in the vicinity.
- c. Whether the merged lots would be conforming or in greater conformity with the minimum lot width and area standards for the Zoning District.

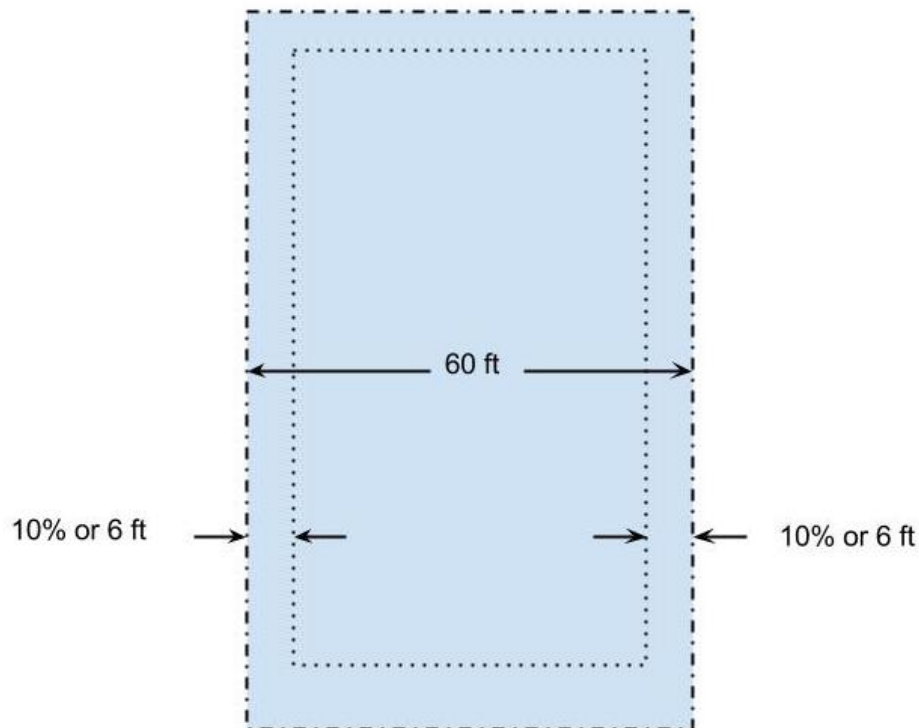
This example also uses Zoning Code terms of “adjoining” and “adjacent” to make distinctions between the proximity of the surrounding development. “Adjoining” is defined as “contiguous to, having district boundaries or lot lines in common;” while “adjacent” is defined as the condition of being near to, or close to, but not having a common boundary or dividing line.” “Vicinity” is not defined in the Zoning Code, so the common meaning of the term is used, which is synonymous with “neighborhood.”

Increased Setbacks

Currently, most of the City's residential zoning districts require a minimum side setback of 3 feet for lots 40-feet-wide or less and 4 feet for lots more than 40-feet-wide. Side setbacks could be increased by making them proportional to the lot width. However, plan checking on irregularly-shaped lots would be problematic because calculating the lot width is difficult.

Example 1

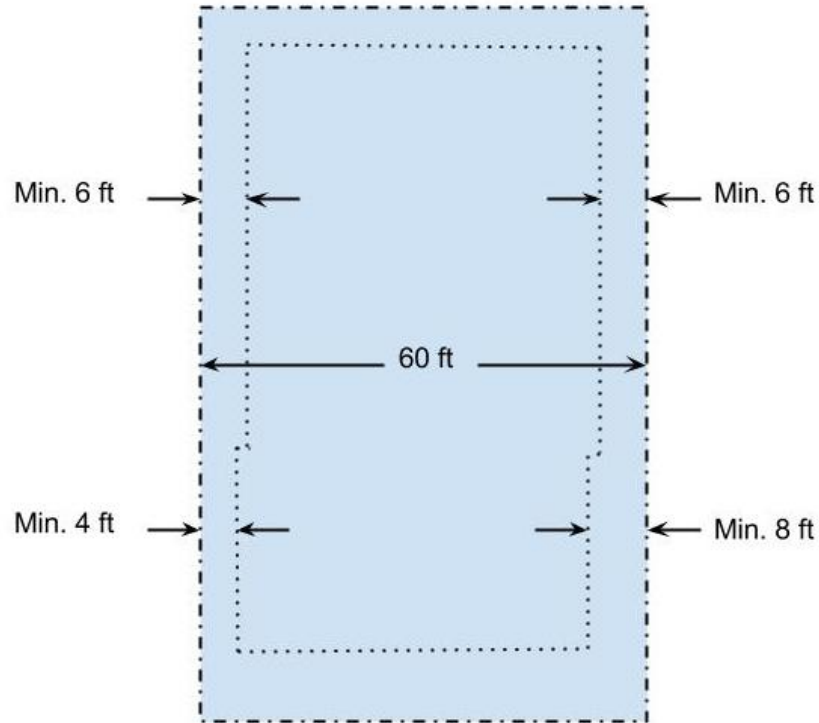
For lots wider than 50 feet, each side setback area shall have a width equal to ten (10) percent of the lot width (rounded to the nearest inch).



Example 2 requires side setbacks to have a total combined width of 20 percent with no side setback less than 4 feet. A maximum setback (e.g., 10 feet) can also be established, if desired. Varied side setbacks allow more design options and articulation of side elevations. It would also further complicate the plan check review process, which could result in increased staff time to complete plan checks.

Example 2

For lots wider than 50 feet, side setback areas shall have a total combined width equal to twenty (20) percent of the lot width (rounded to the nearest inch); no side setback shall be less than four (4) feet. Setbacks may be varied along the length of the structure.



Floor Area Limits

Increasing the side setbacks would reduce the buildable area and maximum floor area allowed, as shown in Table 1.

Table 1 ADD TITLE							
	2 Lots Developed Individually with 3-ft setbacks	2 Lots Merged with 4-ft Setbacks	Increase	2 Lots Merged with 5-ft Setbacks	Increase	2 Lots Merged with 6-ft Setbacks	Increase
Buildable	4,464	4,836	8.33%	4,650	4.17%	4,464	0.00%
Floor	6,696	7,254		6,975		6,696	
Note: Based on two (2) 30-ft x 118-ft lots (3,540 sf. each) with 20-ft front setback, 3-ft side setbacks, and 5-ft rear setback and a 1.5 Floor Area Limit.							

In the case of the merger of three lots, increasing the setback to 10 percent or 9 feet for each side would off-set the loss of the interior setback areas. See Table 2 below.

Table 2 ADD TITLE					
	3 Lots Developed Individually with 3-ft setbacks	3 Lots Merged with 4-ft Setbacks	Increase	3 Lots Merged with 9-ft Setbacks	Increase
Buildable	6,696	7,626	13.9%	6,696	0.0%
Floor	10,044	11,439		10,044	
Note: Based on three (3) 30-ft x 118-ft lots (3540 sf. each) with 20-ft front setback, 3-ft side setbacks, and 5-ft rear setback and a 1.5 Floor Area Limit.					

Minimizing Non-conformities

Modifying the development standard would create several existing structures nonconforming. To avoid this, the Zoning Code could be amended to apply the modified standards to lots created after the effective date of the amendment. This would create two setback standards based on the date the lot was created. This would further complicate the plan check review process, which could result in increased staff time to complete plan checks. There is also an equity issue where abutting lots could have two different setback standards.

Exempting Substandard Lots

Increasing the width of required side setbacks would reduce the buildable area and maximum floor area allowed. However, this could be a disincentive for the merger of substandard lots that would result in conforming or greater conformity with the minimum lot width and area standards for the Zoning District. To avoid this, the wider side setback could only be required for lots that are wider than the minimum lot width, which in most cases are 50 feet for interior lots and 60 feet for corner lots.

City-wide Application

The amendment, as currently proposed, is intended to apply to properties located in the R-1, R-BI, and R-2 Zoning Districts of Balboa Island, Balboa Peninsula, Corona del Mar, Lido Isle, and West Newport.

The R-1 – 6,000 Zoning District (Mariner's, Dover Shores, Eastbluff, Harbor View, Shorecliffs, Cameo Shores, Cameo Highlands, and other communities) already has minimum 6-foot side setbacks. However, a wider side setback based on lot width for lots wider than the minimum lot width could be established. This could also be established for the R-1 – 7,200 Zoning District (5-foot minimum side setbacks) and the R-1 – 10,000 Zoning District (10-foot minimum side setbacks). However, development in these zones is regulated by lot coverage, not by a floor area ratio. Increasing the side setback requirement would not necessarily reduce the amount of floor area that could be developed. Also, approximately 65 percent of the land designated for single-unit and two-unit development is located in Planned Community (PC) Districts, which have a

variety of side setback requirements and development is generally regulated by lot coverage. Therefore, a one-size fits all solution is not apparent.

Revising the required findings for lot mergers is one option that would be applied City-wide. The revised findings would have to be made in order to approve all future lot mergers, regardless of the zoning district.

Conclusion

City staff has experienced significant challenges in developing a solution to potential compatibility concerns associated with lot mergers. Some of the challenges are stated below:

1. Variables such as lot size, width, area, configuration, and orientation, make defining a standard difficult.
2. Common zoning information (i.e., setbacks and floor area limits) would involve investigating the each lot's subdivision history, which would make zoning regulations less transparent and create more uncertainty to property owners.
3. Potential inequity as an older lot will be developed with a larger home and closer to the property than an identical neighboring lot that was created later.

The City has processed only 15 lot merger applications since 2008 (an average of three per year). Given small number of applications, this topic could best be addressed on a case by case basis.

Potential actions for the Planning Commission to consider include, but are not limited to:

1. Determine that existing policies and regulations pertaining to lot mergers are adequate and direct staff to report the Planning Commission's recommendation to the City Council along with a summary of the Planning Commission's extensive review and discussion; or
2. Direct staff to draft revised required findings for lot mergers to provide clearer direction to decision makers; and/or
3. Direct staff to draft revised setbacks and/or other development standards to address compatibility concerns associated with lot mergers.

If No. 2 and/or No. 3 are directed, staff will return with draft language for consideration at a future meeting.

Burns, Marlene

From: Alford, Patrick
Sent: Wednesday, June 05, 2013 10:48 AM
To: Burns, Marlene
Subject: FW: Lot Merger Language

From: Larry Tucker [<mailto:Tucker@GTPCenters.com>]
Sent: Tuesday, June 04, 2013 4:54 PM
To: Alford, Patrick
Cc: Wisneski, Brenda; Mulvihill, Leonie
Subject: Lot Merger Language

Patrick,

I like the approach you have taken to Lot Merger Finding No. 5, but would tweak the language as follows:

"5. The lots as merged will be consistent with the pattern of development nearby and will not result in a lot width, depth or orientation, or development site that is incompatible with nearby lots. In making this finding, the review authority may consider the following:

- a. Whether development of the merged lots could significantly deviate from the pattern of development of nearby lots in a manner that would result in an unreasonable detriment to the use and enjoyment of other properties;
- b. Whether the merged lots would be consistent with the character or general orientation of nearby lots; or
- c. Whether the merged lots would be conforming or in greater conformity with the minimum lot width and area standards for the Zoning District."

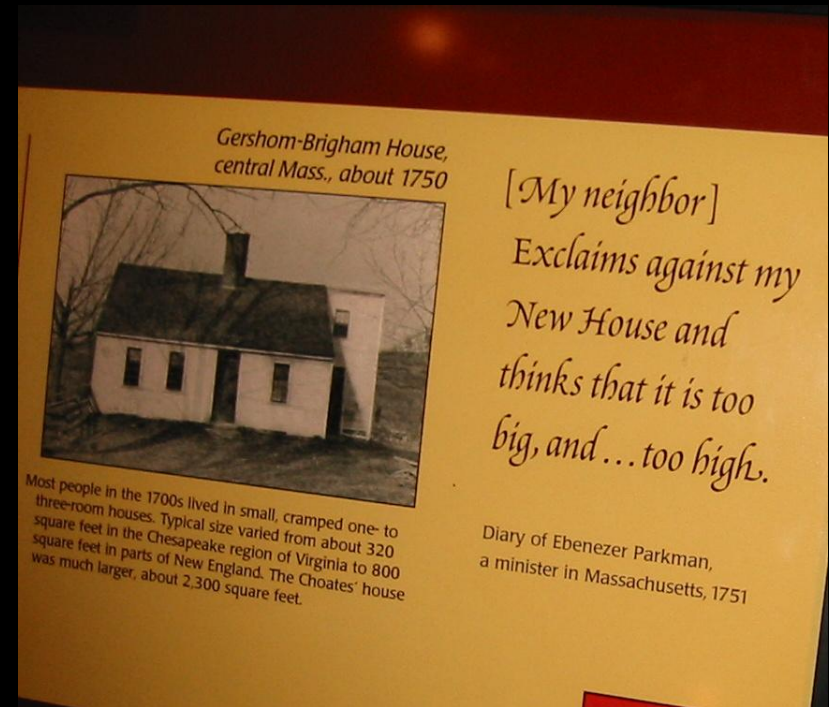
I would hope we accomplish a few things by replacing Finding No. 5 with the above language:

1. Actual development of merged lots should not be an issue in a lot merger decision since the development of the lots is not really before the decision-makers; rather it is the potential for merged lots to be developed in a fashion that is incompatible with nearby lots that should be the focus. One often does not know how lots that are proposed to be merged will be developed, so the Section should address lot mergers and not their development. Therefore language that compares merged lots with "surrounding adjoining or adjacent development" is comparing apples (a lot merger with no development defined) with oranges (what has been developed nearby). The Ocean Blvd. merger decision focused on the house being contemplated by the owner, even though technically that house was not before the Commission. The Commission even went so far as to tweak the details of the house, generating a no vote from the two members who did not consider the house in reaching their decision: The Chairman (who focused on the incompatibility of the lot with its surrounds) and yours truly (who felt the findings could be made).
2. Using the word "nearby" gives flexibility to what the merged lot is compared to. It can be as narrow or as expansive as decision-makers decide based upon the facts that are presented. The key word "surrounding" used in the existing code sounds like what encircles the merged lots, but that can be too narrow and could lead to a circumstance where lots in blocks where there has been no merger remain as such, whereas lots in the next block where there have been mergers are treated differently due to the fortuity of having had a lot merger in that block. The word "adjoining", even though defined in the code, likewise sounds too narrow.
3. I substituted the word "unreasonable" for the word "material" since having a big house come in next to an adjacent home could be considered a material detriment, but not necessarily unreasonable.

Look forward to our discussion on Thursday!

Larry

Residential Lot Mergers



Planning Commission
Discussion Item
June 6, 2013



Planning Commission Direction



1. Revise required findings
2. Proportional setbacks
3. Maintain pre-merger floor area limits
4. Avoid creating nonconformities
5. Exempt substandard lot mergers
6. City-wide application
7. Mergers of more than 2 lots

Required Findings



Section 19.68.030 (H):

5. The lots as merged will be consistent with the surrounding pattern of development and will not create an excessively large lot that is not compatible with the surrounding development.

Example



5. The lots as merged will be consistent with the pattern of development in the vicinity and will result in a lot width, depth, or orientation, or development site that is not compatible with the adjoining and adjacent development. In making this finding, the review authority may consider the following:
 - a. Whether the merged lots would significantly deviate from the development pattern of adjoining and adjacent lots in a manner that would result in a material detriment to the use and enjoyment of other properties;
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Tucker's Tweaks



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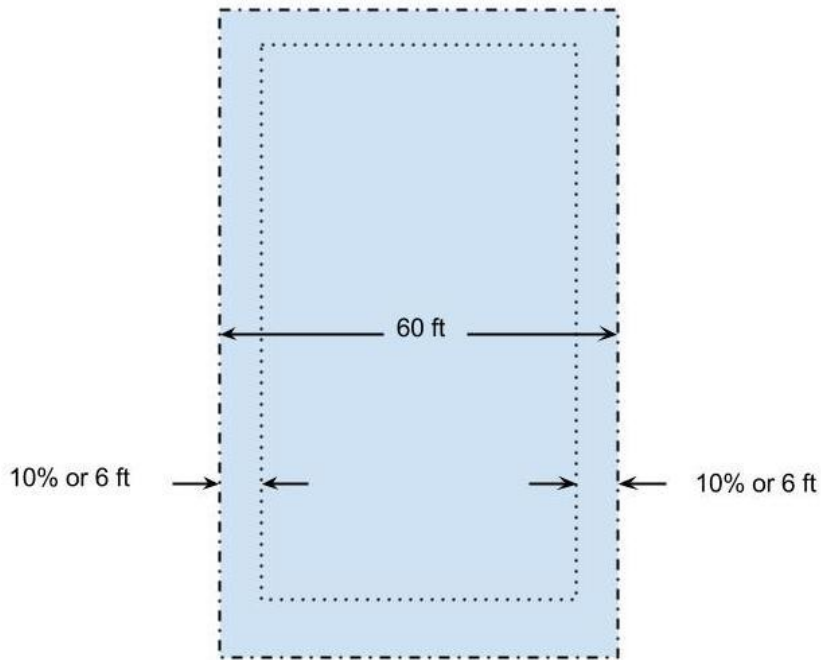
Tucker's Tweaks



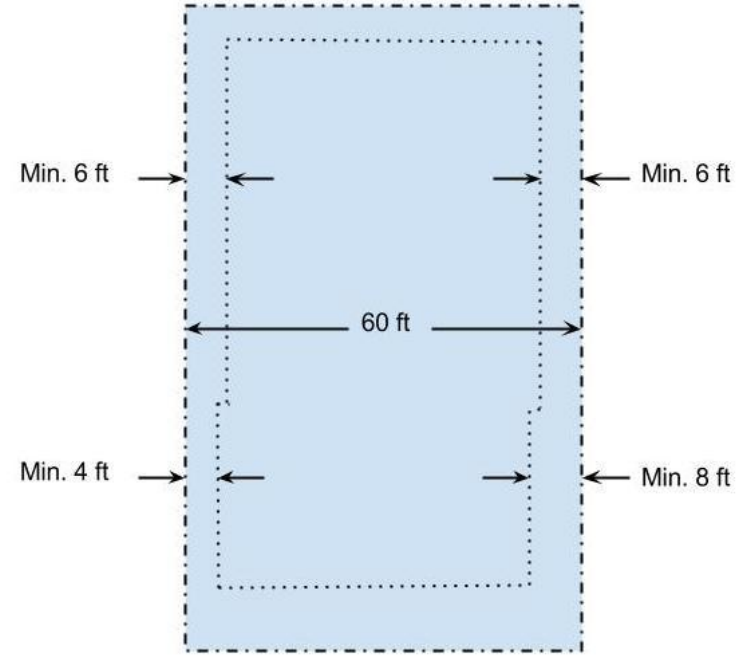
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Proportional Setbacks

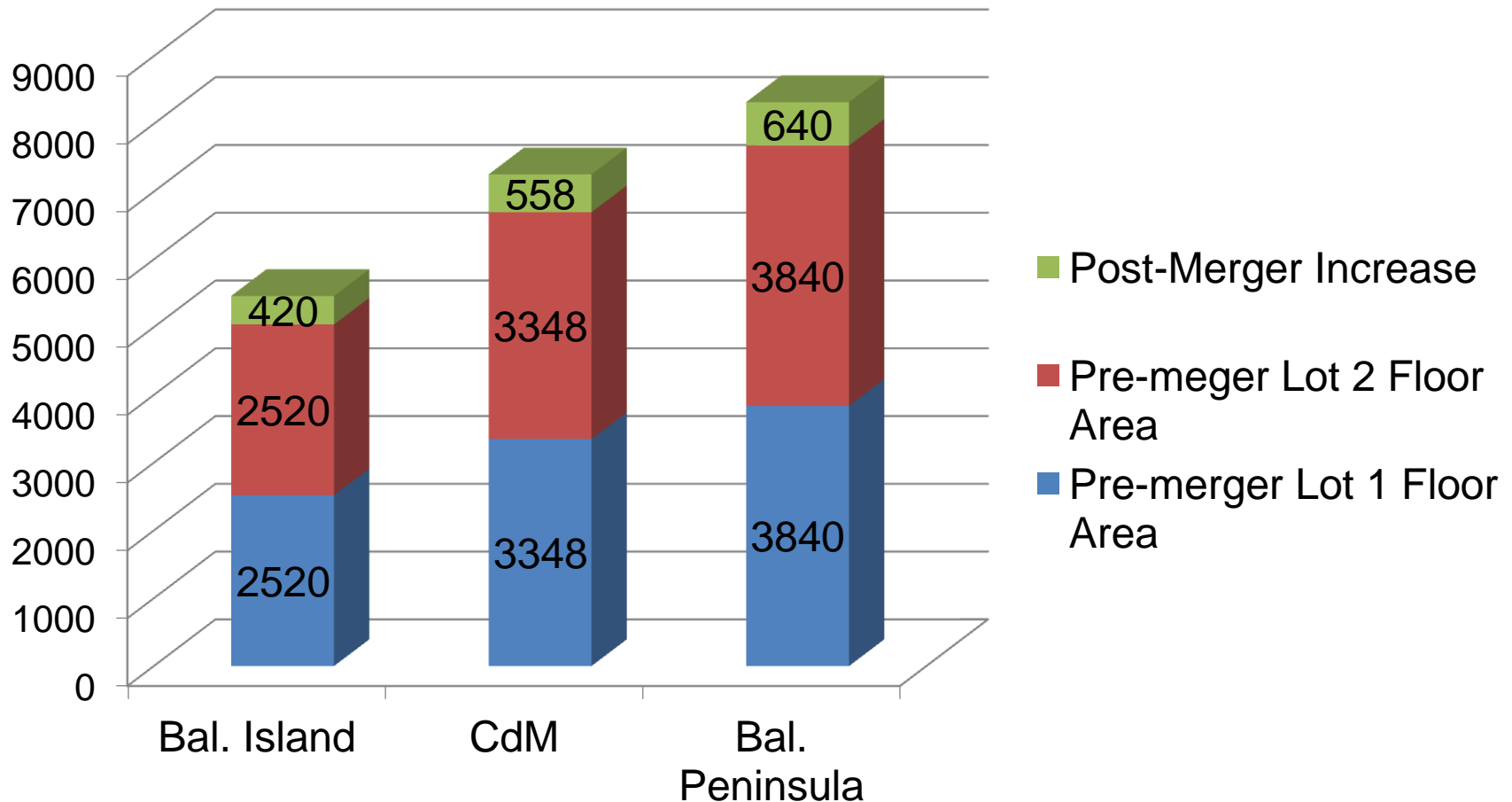
FIXED



VARIED



Floor Area Analysis



Floor Area Limits

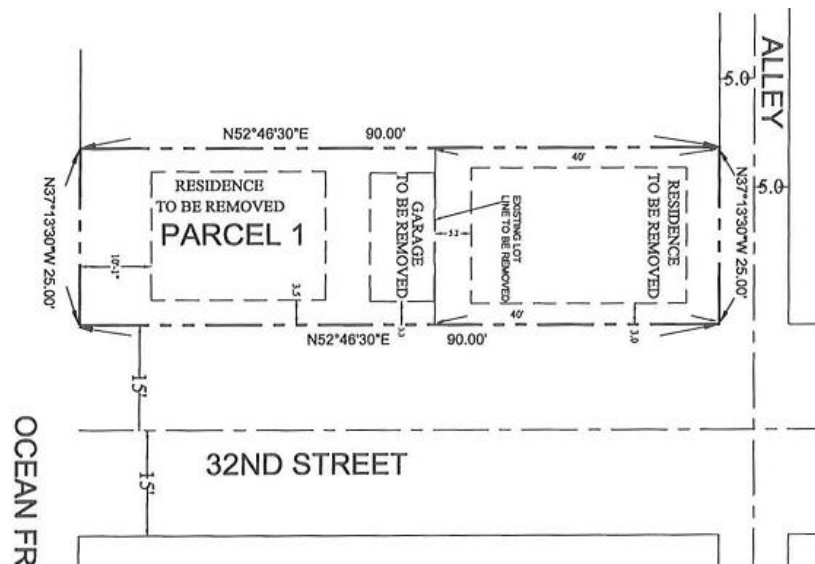


- 4-ft. side setback = 8.33% increase
- 5-ft. side setback = 4.17% increase
- 6-ft. side setback = 0.00% increase

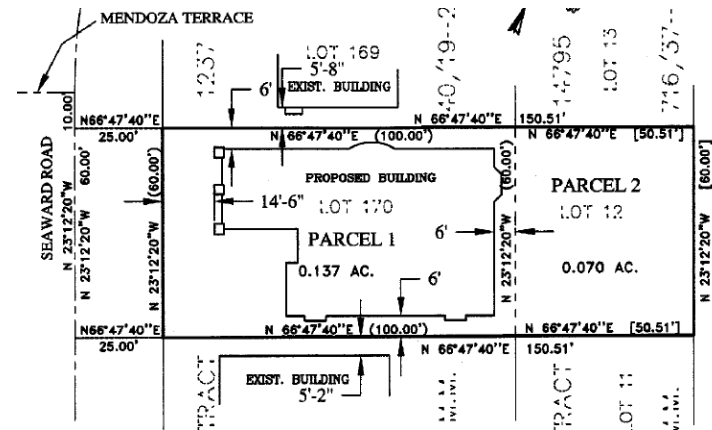
Atypical Lot Mergers



BALBOA PENINSULA

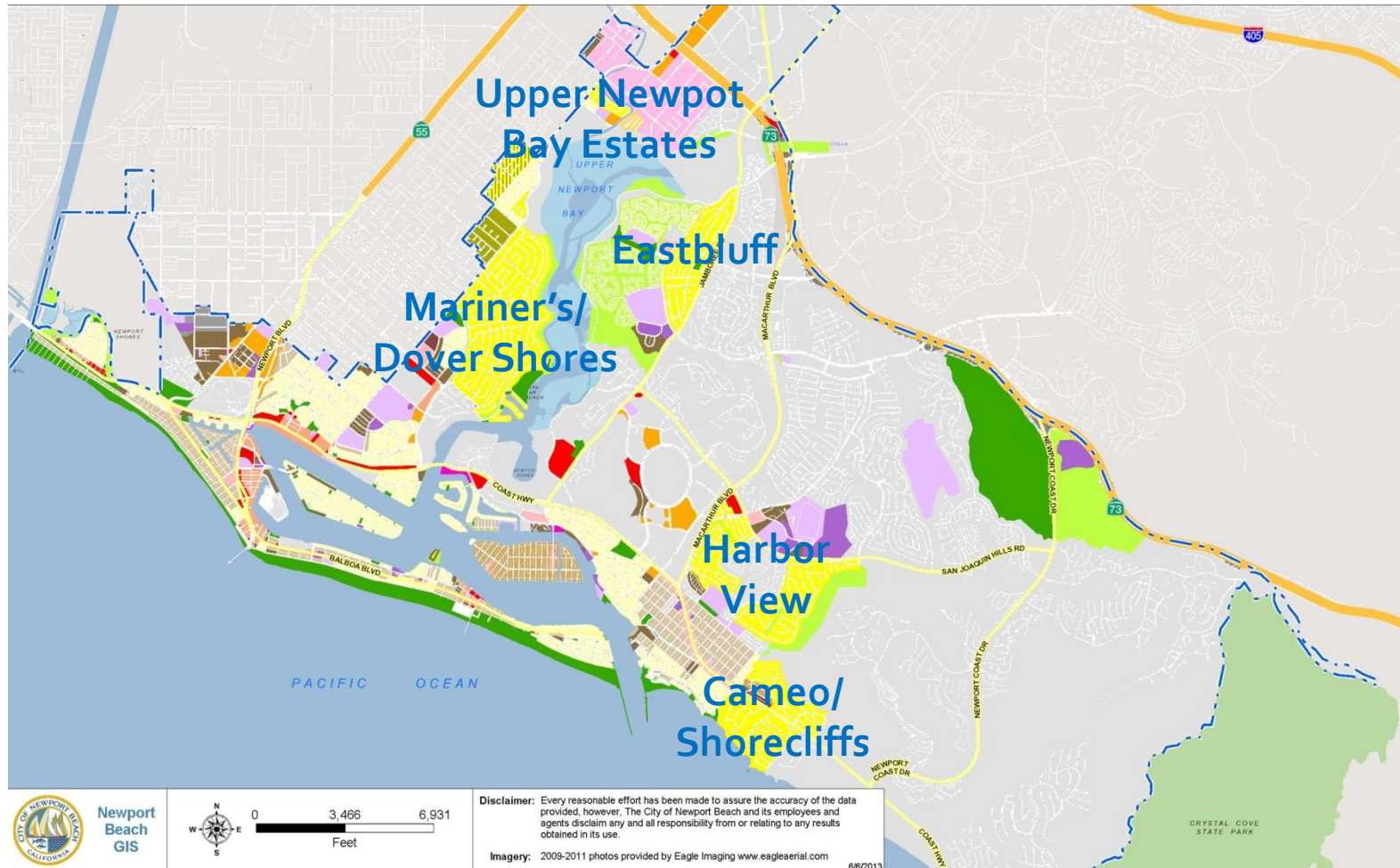


CORONA HIGHLANDS

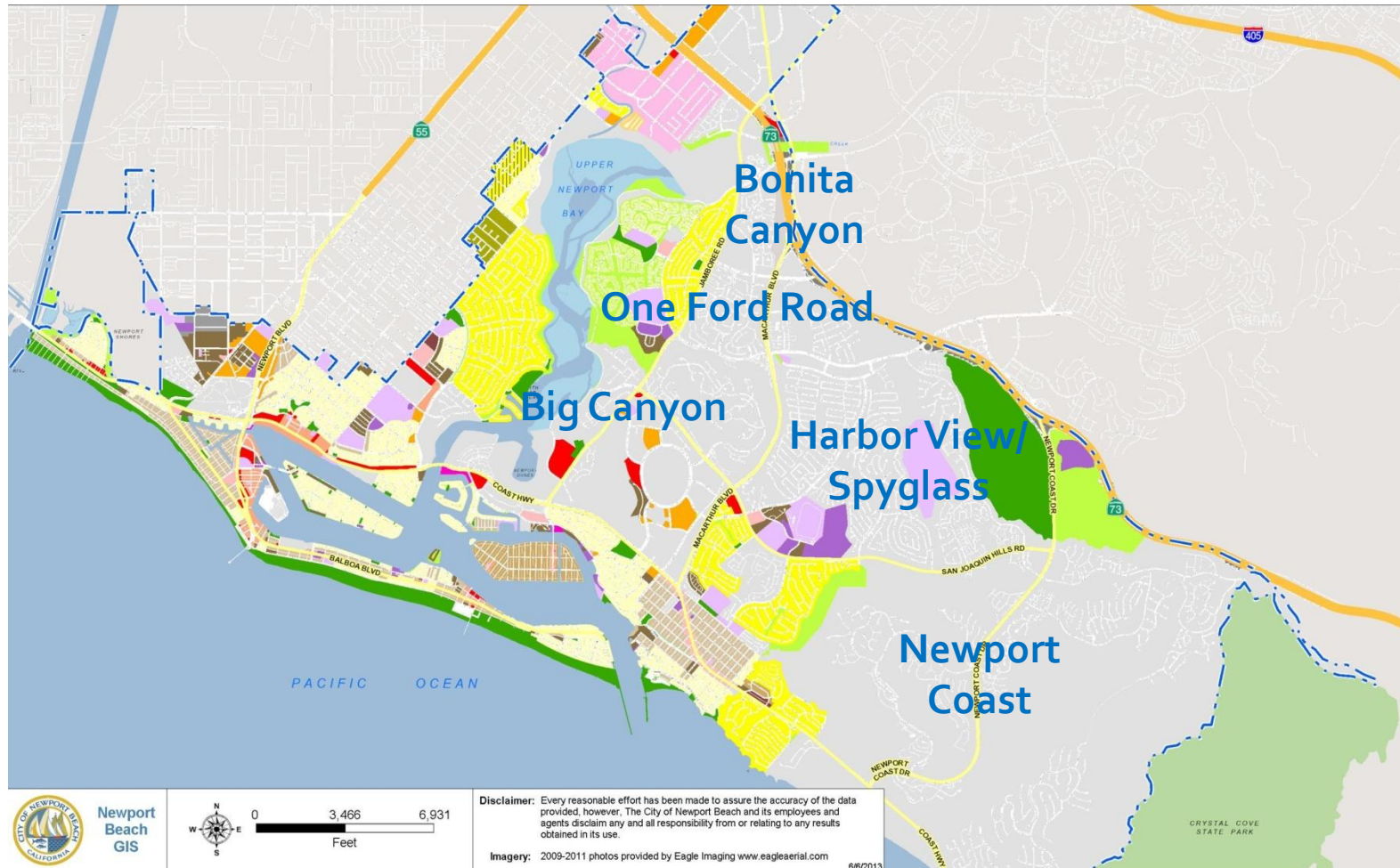


R-1 Zoning Districts

Lot Coverage



PC Districts Lot Coverage



Challenges

- Revised Findings
 - Subjective, uncertainty for property owners
 - Case by case
- Revised Development Standards
 - Variations in lot size, width, area, and orientation
 - Floor area limits v. lot coverage areas
 - Lack of common standards, more uncertainty



For more information contact:

Patrick J. Alford, Planning Manager
949-644-3235
PAIford@newportbeachca.gov
www.newportbeachca.gov

Burns, Marlene

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